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TRUST DEED (Illinois)	Maria Maria	IN THE RECORDS	Charles
(Interest in addition to monthly principal payments)		र्वा <mark>विक्रिति विक्रमात्र सम्बद्धाः सम्बद्धाः विक्रमात्रः । विक्रमात्रः । विक्रमात्रः । विक्रमात्रः । विक्रमात्र</mark> स्थानमञ्जूषाः । विक्रमात्रः । विक्रमात्रः । विक्रमात्रः । विक्रमात्रः । विक्रमात्रः । विक्रमात्रः । विक्रमात्र	nne expand i declima u che e est e estadose
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THIS INDENTURE, made Fe	bruary 16, 10 2 7 81	4 1 The Above Space for Resorders Use On between David Jefferson and Doro	thy REC
	fferson, his wife	berein r	ferred to as "Mortgagor
andherein referred to as "Trustee." witness			All the All Marie Control of the All All All All All All All All All Al
		holder or helders of the Installment Note haree and 69/100 (\$6755.69)	reinafter described, in
evidenced by one certain Installment ?	Note of the Mortgagors of even de	ate herewith, made payable to BEARER and	Dolla lelivered in and by whi
and hit the Mortgagors promise to p	pay the said principal sum in instal	ments as follows: One Hundred Fifty	Eight &00/100(\$
Dollars, on the day of . Dollars, on the 20th day of ea	March, 19 _Ol, and ch month thereafter to and includin	One Hundred Fifty Fight & 99/1 gthe 20th day of February 19	87 with a final rooms
of the balance use on the 20th	day of February 19 8	7, with interest on the principal balance fro	m time to time unpaid
		e dates when installments of principal fall dur- ing interest after maturity at the rate of 19.03	
			The second second
at the election of the deal holder thereo	ce as the legal holder of the note m of and without notice, the principal	ay, from time to time, in writing appoint, which sum remaining unpaid thereon, together with acc	note further provides the rued interest thereon, sh
or interest in accordance will the error	thereof or in case default shall occ	craum shall occur in the payment, when due, of a ur and continue for three days in the performan	any installment of principles of any other agreement
parties thereto severally waive pr senting	nent for payment, notice of dishon	apolls: Blyo. — anlant inchan ay, from time to time, in writing appoint, which sum remaining unpaid thereon, together with according to the payment, when due, of sur and continue for three days in the performar time after the expiration of said three days, wior, protest and notice of protest.	inout notice); and that
erms, provisions and limitations of the	turs deed and the performance	of the covernments and agreements became control	t in accordance with t
e performed, and also in consideration. ONVEY and WARRANT unto the Title and interest therein, situate, lying	rust a it or his successors and a	nd paid, the receipt whereof is hereby acknowlessigns, the following described Real Estate and	aged, do by these preser
City of Chic	attic ce. it in tite	•	E OF ILLINOIS, to w
Lot Thirty-two (?	(except the South	O feet thereof) in Subdivision	
of Block 4 in Web	ster's Suodivision of	the North West quarter of Sed	10n
34, Township 38 N in Cook County, I	orth, Range 4, Last	of the Third Principal Meridia	Secretary of the last
in cook country, i	TTTHUES.		1 100 AA
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THE FOLLOWING ARE THE COVENANTS, CONDITIONS AND PROVISIONS REFERRED TO ON PAGE 1 (THE REVERSE SIDE OF THIS TRUST DEED) AND WHICH FORM A PART OF THE TRUST DEED WHICH THERE BEGINS:

- 1. Mortgagors shall (1) keep said premises in good condition and repair, without waste; (2) promptly repair, restore; or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or be destroyed; (3) keep said premises free from mechanic's liens or liens in favor of the United States or other liens or claims for lien not expressly subordinated to the lien hereof. (4) pay when due any indebtedness which may be secured by a lien or charge on the premises superior to the lien hereof, and upon request exhibit satisfactory evidence of the discharge of such prior lien to Trustee or to holders of the note. (5) complete within a reasonable time any building or buildings now or at any time in process of erection upon said premises, (6) comply with allurquiments of law or municipal ordinances with respect to the premises and the ties thereof; (7) make no material alterations in said premises except as required by law or municipal ordinance or as previously consented to in writing by the Trustee or holders of the note.

- now or at any time in process of erection upon said premises, to) company with anatocomic by law or municipal ordinance, or as the premises and the two thereof; (7) make no material alterations in said premises except as required by law or municipal ordinance, or as previously consented to in writing by the Trustee or holders of the note.

 2. Mortgagors shall pay before any penalty attaches all general taxes, and shall pay special taxes, special assessments, water charges, sewer service charges, and other charges against the premises when due, and shall, upon written request, furnish to Trustee or to holders of the note the original or duplicate receipts therefor. To prevent default hereunder Mortgagors shall pay in full under protest, in the manner provided by at statute, any tax or assessment which Mortgagors may desire to contest.

 3. Mortgagors shall keep all buildings and improvements now or hereafter situated on said premises insured against loss or damage by fire, lightning and windstorm under policies providing for payment by the insurance companies of moneys sufficient either to pay the cost of replacing or repairing the same or to pay in full the indebtedness secured hereby; all in companies satisfactory to the holders of the note, under insurance policies physible, in case of loss or damage, to Trustee for the benefit of the holders of the note, such rights to be evidenced by the standard mortive case of insurance about to expire, shall deliver renewal policies, including additional and renewal policies, to holders of the note, and in or case of insurance about to expire, shall deliver renewal policies in the major to the respective dates of expiration.

 4. In case of default therein, Trustee or the holders of the note and may but need not, make any payment or perform any act hereinbefore required of Mortgagors in any form and manner deemed expedient, and may but need not, make full or partial payments of principal or interest on longer of the note provided and an expectage of the provided premises o
- 5. The Trustice or the holders of the note hereby secured making any payment hereby authorized relating to taxes or assessments, may do so according to any hall, tatement or estimate procured from the appropriate public office without inquiry into the accuracy of such bill, statement or estimate or into the accuracy of such bill, stat
- ment or estimate or into be alidity of any tax, assessment, sale, forfeiture, tax lien or title or claim thereof.

 6. Mortgagors shall pay end item of indebtedness herein mentioned, both principal and interest, when due according to the terms hereof. At the election of the holders of the principal note, and without notice to Mortgagors, all unpaid indebtedness secured by this Trust Deed shall, notwithstanding anything in the range and continue for the contrary, become due and payable when default shall occur in payment of principal or interest, or in case of sault shall occur and continue for three days in the performance of any other agreement of the Mortgagors herein contained.
- herein contained.

 7. When the indebtedness hereby secure, shall become due whether by the terms of the note described on page one or by acceleration or otherwise, holders of the note or Truste, shall be the right to foreclose the lien hereof and also shall have all other rights provided by the laws of Illinois for the enforcement of a mortgage teb. In any suit to foreclose the lien hereof, there shall be allowed and included as additional indebtedness in the decree for sale all expendit res and expenses which may be paid on control by of on behalf of Trustee or holders of the note for attorneys' fees, Trustee's fees, appraiser's fees, our ays for documentary and expert evidence, stenographers' charges, publication costs and costs (which may be estimated as to items to be expensed which the decree') of procuring all such abstracts of title, title searches and examinations, guarantee policies, Torrens certificates, and similar data and assurances with respect to jitle as Trustee or holders of the note may deem to be reasonably necessary either to prosecute such suit or a evidence to bidders at may sale which may be had pursuant to such decree the true condition of the title to or the value of the premises. In addition, it is premised to be reasonably necessary either to prosecute such suit or a evidence to bidders at any sale which may be had pursuant to such decree the true come so much additional indebtedness secured hereby and it media tiely due and payable, with interest thereon at the rate of seven per cent per canum, when paid or incurred by Trustee or holders of the 10 to in connection with (a) any action, suit or proceeding, including but not limited to probate and bankruptey proceedings, to which either of the 3 shall be a party, either as plaintiff, claimant or defendant, by reason of this Trust Deed or any indebtedness hereby secured; or (b) preparations for an examinement of any suit for the foreclosure hereof after accrual of such right to foreclose whether or not actually commenced; or (c) pre, are
- 8. The proceeds of any foreclosure sale of the premises shall be an applied in the following order of priority: First, on ac of all costs and expenses incident to the foreclosure proceedings, including a su h items as are mentioned in the preceding paragraph hereof ond, all other items which under the terms hereof constitute secured indebted established to that evidenced by the note hereby secured interest thereon as herein provided; third, all principal and interest remaining upon it fourth, any overplus to Mortgagors, their heirs, legal sentatives or assigns as their rights may appear.
- 9. Upon or at any time after the filing of a complaint to foreclose this Trust Deed, "... Our in which such complaint is filed may appoint a receiver of said premises. Such appointment may be made either before or after sale, with ut no ice, without regard to the solvency or insolvency of Mortgagors at the time of application for such receiver and without regard to the the. value of the premises or whether the same shall be then occupied as a homestead or not and the Trustee hereunder may be appointed as such receiver shall have power to collect the rents, issues and profits of said premises during the pendency of such foreclosure suit and, in case ". "... le and a deficiency, during the full statutory period for redemption, whether there be redemption or not, as well as during any further times who Mortgagors, except for the intervention of such receiver, would be entitled to collect such rents, issues and profits, and all other powers which new recessary or are usual in such cases for the protection, possession, control, management and operation of the premises during the whole of " in production and the provided such application is made prior to foreclosure not other lien which may be or become superior to the lien hereof or of such decree, provided such application is made prior to foreclosure sale; (2) the deficiency in case of a sale at deficiency.
- 10. No action for the enforcement of the lien of this Trust Deed or of any provision hereof shall be su ie t to any defense which would not be good and available to the party interposing same in an action at law upon the note hereby secured.
- 11. Trustee or the holders of the note shall have the right to inspect the premises at all reasonable times at d acces thereto shall be permitted for that purpose.
- 12. Trustee has no duty to examine the title, location, existence, or condition of the premises, nor shall Trustee of oligated to record this Trust Deed or to exercise any power herein given unless expressly obligated by the terms hereof, nor be liable for ny cits or omissions hereunder, except in case of his own gross negligence or misconduct or that of the agents or employees of Trustee, and he may or in indemnities satisfactory to him before exercising any power herein given.
- 13. Trustee shall release this Trust Deed and the lien thereof by proper instrument upon presentation of satisfactory evidence the all indebtedness secured by this Trust Deed has been fully paid; and Trustee may execute and deliver a release hereof to and at the remote of any person who shall either before or after maturity thereof, produce and exhibit to Trustee the principal note, representing that all indebtedness secured has been paid, which representation Trustee may accept as true without inquiry. Where a release is requested of a successor trustee, such successor trustee may accept as the genuine note herein described any note which bears a certificate of identification purporting to be executed by a prior trustee hereunder or which conforms in substance with the description herein contained of the principal note and which purports to be executed by the persons herein designated as the makers thereof, and where the release is requested of the original trustee and he has never executed a certificate on any instrument identifying same as the principal note described herein, he may accept as the genuine principal note herein described any note which may be presented and which conforms in substance with the description herein contained of the principal note and which purports to be executed by the persons herein designated as makers thereof.

 14. Trustee may resign by instrument in writing filed in the office of the Recorder or Registrar of Titles in which this instrument shall have:
- 15. This Trust Deed and all provisions hereof, shall extend to and be binding upon Mortgagors and all persons claiming under or through Mortgagors, and the word "Mortgagors", when used herein shall include all such persons and all persons at any time liable for the payment of the indebtedness or any part thereof, whether or not such persons shall have executed the principal note, or this Trust Deed.

	IMPORTANT
FOR THE	PROTECTION OF BOTH THE BORROWER AND
LENDER.	THE NOTE SECURED BY THIS TRUST DEED
SHOULD I	BE IDENTIFIED BY THE TRUSTEE, BEFORE THE
TRUST DE	ED IS FILED FOR RECORD.

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