

THIS INSTRUMENT WAS PREPARED BY

..... Dave Hubner 25211257 TRUST DEED
OF THE FIRST NATIONAL BANK OF MT. PROSPECT
999 ELMHURST ROAD, MT. PROSPECT, ILL.

THIS INSTRUMENT, Made October 12th, 19 79 between Thaddeus L. Czajka and Shirley

A. Czajka, his wife herein referred to as "Mortgagors" and Raymond S. Johnston
residing in Mt. Prospect, Illinois (herein referred to as "Trustee"),
(witness)

THAT WHEREAS the Mortgagors are justly indebted to the legal holder or holders
of the Installment Note hereinafter described (said legal holder or holders being
herein referred to as Holders of the Note) in the sum of

Eleven thousand four hundred sixty and 96/100-----Dollars (\$ 11460.96),
evidenced by one certain Installment Note of the Mortgagors of even date herewith,
made payable to BEARER and delivered, in and by which said Note the Mortgagors promise
to pay monthly installments as follows:

Two hundred thirty-eight and 7/100-----Dollars (\$ 238.77),
on the 20th day of November, 19 79 and a like sum on the 20th day of each and
every month thereafter until said Note is fully paid except that the final payment, if
not sooner paid, shall be due on the 20th day of November, 19 83.

All payments shall be made payable at such banking house or trust company in
Cook County, Illinois, as the holders of the Note may, from time to time, in writing
appoint, and in absence of such appointment, then at the office of FIRST NATIONAL BANK
OF MOUNT PROSPECT, Mount Prospect, Illinois.

NOW, THEREFORE, the Mortgagors to secure the payment of the said Installment Note
in accordance with the terms, provisions and limitations of this Trust Deed, and the
performance of the covenants and agreements herein contained, by the Mortgagors to be
performed, and also in consideration of the sum of One Dollar in hand paid, the receipt
whereof is hereby acknowledged, do by these presents CONVEY and WARRANT unto the Trustee,
its successors and assigns, the following described Real Estate and all of their estate,
right, title and interest therein, situate, lying and being in the Village of Mt. Prospect
County of Cook and State of Illinois, to wit:

**Lot 18 in Block 12 in Randview Highlands being a subdivision of the Northwest
Quarter of the Northwest Quarter and the Northeast Quarter of the Northwest
Quarter of Section 34, Township 42 North, Range 11 East of the Third Principal
Meridian, in Cook County, Illinois.**

This represents a junior lien on the above described property
which, with the property hereinafter described, is referred to herein as the "premises."

TOGETHER with all buildings, improvements, tenements, easements, fixtures, and appurtenances thereto belonging, and all rents, issues, and
profits thereof for so long and during all such times as Mortgagors may be entitled thereto (which are pledged primarily and on a parity with said real estate
as security for the payment of the indebtedness secured hereby and not secondarily), and, without limiting the generality of the foregoing, all apparatus
and equipment of every kind now or hereafter therein or thereon used to supply heat, hot air conditioning, water, light, power, refrigeration (whether at the
units or centrally controlled), and ventilation, and all screens, window shades, storm doors and windows, awnings, floor coverings, gas and electric fixtures,
stoves, boilers, sinks and wash basins. All of the foregoing are declared to be a part of said real estate whether physically attached thereto or not, and
it is agreed that all similar apparatus, equipment or articles hereafter placed in the premises by the mortgagors or their successors or assigns shall be con-
sidered as constituting part of the real estate.

TO HAVE AND TO HOLD the premises unto the said Trustee, its successors and assigns, forever, for the purposes, and upon the uses and trusts
herein set forth, free from all rights and benefits under and by virtue of the Homestead Exemption Laws of the State of Illinois, which said rights and
benefits the Mortgagors do hereby expressly release and waive.

IT IS FURTHER UNDERSTOOD AND AGREED THAT:

1. Mortgagors (1) shall promptly repair, restore or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or destroyed; (2) shall keep said premises in good condition and repair, without waste, and free from mechanics' or other liens or claims for lien not expressly subordinated to the lien hereby, except taxes and other governmental assessments not overdue; (3) shall 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 holders of the Note; (4) shall complete within a reasonable time any building or buildings now or at any time in process of erection upon said premises; (5) shall comply with all requirements of law or municipal ordinance with respect to the premises and the use thereof; (6) shall make no material alterations in said premises except as required by law or municipal ordinance, without prior written consent of Trustee; holders of the Note being first had and obtained; and (7) shall not sell, transfer, assign or otherwise alienate (whether by land contract or otherwise), or encumber or suffer or permit any lien or encumbrance (whether or not junior and subordinate to the lien hereof) to exist upon the premises, or any part thereof, or any interest therein, without prior written consent of Trustee or holders of the Note being first had and obtained.
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 duplicate receipts therefor. To prevent default hereunder Mortgagors shall pay in full under protest, in the manner provided by 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 and 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 payable, 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 mortgage clause to be attached to each policy, and shall deliver all policies, including additional and renewal policies, to holders of the Note, and in case of insurance about to expire, shall deliver renewal policies not less than ten days prior to the respective dates of expiration.
4. In case Mortgagors shall fail to perform any covenants herein contained, Trustee or the holders of the Note may, but need not, make any payments of principal or interest or perform any act hereinbefore required of Mortgagors in any form and manner deemed expedient, and may, but need not, make full or partial payment thereof, or redeem from any tax sale or forfeiture affecting said premises or contest any tax assessment. All moneys paid for any of the purposes herein authorized and all expenses paid or incurred in connection therewith, including reasonable attorneys' fees, and any other moneys advanced by Trustee or the holders of the Note to protect the mortgaged premises and the lien hereof, plus reasonable compensation to Trustee for each matter concerning which action herein authorized may be taken, shall be so much additional indebtedness secured hereby and shall become immediately due and payable without notice and accruing to them on account of any default hereunder on the part of Mortgagors.
5. The Trustee or the holders of the Note hereby secured making any payment hereby authorized relating to taxes or assessments, may do so according to any bill, statement or estimate procured from the appropriate public office without inquiry into the accuracy of such bill, statement or estimate or into the validity of any tax, assessment, sale, forfeiture, tax lien or title or claim thereof.
6. Mortgagors shall pay each item of indebtedness herein mentioned, both principal and interest, when due according to the terms hereof. At the option of the holders of the Note, and without notice to Mortgagors, all unpaid indebtedness secured by this Trust Deed shall, notwithstanding anything in this Note or in this Trust Deed to the contrary, become due and payable (a) in the case of default for ten days in making payment of any installment of principal or interest on the Note, or (b) when default shall occur and continue for thirty days in the performance of any other agreement of the Mortgagors herein contained.

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7. When the indebtedness hereby secured shall become due whether by acceleration or otherwise, holders of the Note or Trustee shall have the right to foreclose the lien hereof...

8. The proceeds of any foreclosure sale of the premises shall be distributed and applied in the following order of priority: First, on account of all costs and expenses incident to the foreclosure proceedings...

9. Upon, or at any time after the filing of a bill to foreclose this Trust Deed, the court in which such bill is filed may appoint a receiver of said premises...

10. No action for the enforcement of the lien or of any provision hereof shall be subject to any defense which would not be good and available to the party interposing the same...

11. Trustee or the holders of the Note shall have the right to inspect the premises at all reasonable times and access thereto shall be permitted for that purpose.

12. Trustee has authority to examine the title, location, existence, or condition of the premises, nor shall Trustee be obliged to record this Trust Deed or to exercise any power herein given unless expressly obligated by the terms hereof...

13. Trustee shall release the Trust Deed and the lien thereof by proper instrument upon presentation of satisfactory evidence that all indebtedness secured by this Trust Deed has been fully paid...

14. Trustee may resign by instrument filed in the office of the Recorder or Registrar of Titles in which this instrument shall have been recorded or filed...

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...

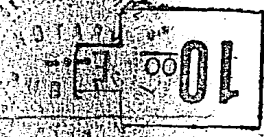
16. The Trustee, individually, may buy, sell, own and hold the Note or any interest therein, before or after maturity, and whether or not a default shall have occurred or exists...

17. The Trustee, individually, may buy, sell, own and hold the Note or any interest therein, before or after maturity, and whether or not a default shall have occurred or exists...

Witnesses the hand and seal of Mortgagors the day and year first above written.

Thaddeus L. Czajka (SEAL) Shirley A. Czajka (SEAL)

STATE OF ILLINOIS Cook County, I, Robert J. Zaucha, a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT Thaddeus L. Czajka and Shirley A. Czajka, his wife



who are personally known to me to be the same person, whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they are free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and Notary Seal this 12th day of October, A.D. 19 79. Robert J. Zaucha, Notary Public.

IMPORTANT FOR THE PROTECTION OF BOTH THE BORROWER AND LENDER, THE NOTE SECURED BY THIS TRUST DEED SHOULD BE IDENTIFIED BY THE TRUSTEE NAMED HEREIN BEFORE THE TRUST DEED IS FILED FOR RECORD. The Installment Note mentioned in the within Trust Deed has been identified herewith under Identification No. 12881 as Trustee By [Signature]

FIRST NATIONAL BANK OF MOUNT PROSPECT 999 ELMHURST ROAD MOUNT PROSPECT, ILL. 60056