GEORGE E. COLEO	FORM No. 206 May, 1969		THIS INSTRUMENT WAS PREPARED BY:	(2)
		io M ID H	Mar Grace P. Manatal	(b)
TRUST DEI For use with N (Monthly payments	ED (Illinois) G80 MAR lote Form 1448 Including interest)	, io 14"	Address: 1965 N. Milwander Cheo. St. 40647	
	25385604		CL90 . Q1 . 40647 The Above Space For Recorder's Use Only	
THIS INDENTURE, m		I AND SÜBÜELE∩NÜ	80 between	10.35
	MAIN BANK C	F CHICAGO	<del></del>	
			agors are justly indebted to the legal holder of a principal fortgagors, made payable to Bearer	promissory note,
and d livered, in and by	which note Mortgagor	s promise to pay the	principal sum of	
ולאוואן זס שאורייים ש.'רווס	oal remaining from th	ne to time unpaid at	ND 33/100- Dollars, and interest from	din Bid-interest
			THIRTY-ONE AND 33/100EN HUNDRED THIRTY-ONE AND 33/100	
			note is fully paid, except that the final payment of principal an, 19_80_; all such payments on account of the indebte	
by said note to cap i.	d first to accrued and	unpaid interest on the	he unpaid principal balance and the remainder to principal; the when due, to bear interest after the date for payment thereof	portion of each
per cent per .n	nı m, and all such payı	ments being made pay	vable at MAIN BANK OF CHICAGO, 1965 N. MILE of one may, from time to time, in writing appoint, which note furth	VAUKEE
ecome at once due and pa	noider thereof and wi	ayment aforesaid, in c	cipal sum remaining unpaid thereon, together with accrued inter- ase default shall occur in the payment, when due, of any installr	est thereon, shall and sent of principal
ontained in this Trust De	eed (in "lac" event ele	ction may be made a	Il occur and continue for three days in the performance of any it any time after the expiration of said three days, without notice ishonor, protest and notice of protest.	omer agreement generates, and that all
NOW THEREFORE	, to secure the ayme	t of the said princip	oal sum of money and interest in accordance with the terms,	intained by the
fortgagors to be perform fortgagors by these present and all of their estate, rig	ents CONVEY and V	Ar RANT unto the	of One Dollar in hand paid, the receipt whereof is hereby Trustee, its or his successors and assigns, the following descrit and being in the	acknowledged, cd Real Estate,
CITY OF CHICAGO		C'UNTY OF		
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			a not bin to a point on the south inte	
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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; (3) complete within a reasonable time any buildings now or at any time in process of erection upon said premises; (6) comply with all requirements of law or municipal ordinances with respect to the premises and the use 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.
- 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 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 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 of default therein, Trustee or the holders of the note 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 prior encumbrances, if any, and purchase, discharge, compromise or settle any tax lien or other prior lien or title or claim thereof, or redeem four my tax sale or forfeiture affecting said premises or contest any tax or assessment. All moneys paid for any of the purposes herein authorized and all xpenses paid or incurred in connection therewith, including reasonable attorneys fees, and any other moneys advanced by Trustee or the judge 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 whoout notice and with interest thereon at the rate of seven per cent per annum. Inaction of Trustee or holders of the note shall never be co. side on the part of any right accruing to them on account of any default hereunder on the part of Mortgagors.
- be r stee or the holders of the note hereby secured making any payment hereby authorized relating to taxes or assessments, may do ording t, any bill, statement or estimate procured from the appropriate public office without inquiry into the accuracy of such bill, statement or estimate r into the validity of any tax, assessment, sale, forfeiture, tax lien or title or claim thereof.
- 6. Mortgage s bill pay each item of indebtedness herein mentioned, both principal and interest, when due according to the terms hereof. At the election of he no' lers of the principal note, and without notice to Mortgagors, all unpaid indebtedness secured by this Trust Deed shall notwithstanding anythin's in "ne principal note or in this Trust Deed to the contrary, become due and payable when default shall occur in payment of principal or interest, or "a case default shall occur and continue for three days in the performance of any other agreement of the Mortgagors herein contained.
- of principal or interest, or a case default shall occur and continue for three days in the performance of any other agreement of the Mortgagors herein contained.

  7. When the indebted as hereby secured shall become due whether by the terms of the note described on page one or by acceleration or otherwise, holders of the note or Trainite shall have the right to forcelose the lien hereof, there shall be allowed and included as additional indebtedness in the decree for sale a leave mures and expenses which may be paid or incurred by or on behalf of Trustee or holders of the note for attorneys fees, Trustee's fees, outlays for documentary and expense evidence, stenographers' charges, publication costs and costs (which may be estimated as to items to be expended after entry of the decree) of procuring all such abstracts of title, title searches and examinations, guarantee policies. Torrens certificate, and similar data and assurances with respect to title as Trustee or holders of the note may deem to be reasonably necessary either to prosecute such s it or to evidence to bidders at any sale which may be had pursuant to such decree the true condition of the title to or the value of the pre- isses. In addition, all expenditures and expenses of the nature in this paragraph mentioned shall become so much additional indebtedness secure. At a war and immediately due and payable, with interest thereon at the rate of seven per cent per annum, when paid or incurred by Trustee or holders of the note in connection with (a) any action, suit or proceeding, including but not limited to probate and bankruptcy proceedings, to which the content of the pre- incurred by Trustee or holders of the note in connection with (a) any action, suit or proceeding, including but not limited to probate and bankruptcy proceedings, to which the content of the pre- incurred by Trustee or holders of the note in connection with (a) any action, suit or proceeding, including but not limited to probate and bankruptcy proceedings, to which the content of
- 8. The proceeds of any foreclosure sale of the premis s shall be distributed and applied in the following order of priority: First, on account of all costs and expenses incident to the foreclosure proceedings, i cliuc ag all such items as are mentioned in the preceding paragraph hereof; second, all other items which under the terms hereof constitute sec red in lebtedness additional to that evidenced by the note hereby secured, with interest thereon as herein provided; third, all principal and intensit remaining unpaid; fourth, any overplus to Mortgagors, their heirs, legal representatives or assigns as their rights may appear.
- 9. Upon or at any time after the filing of a complaint to foreclos the foreclost the fourt in which such complaint is filed may appoint a receiver of said premises. Such appointment may be made either before on the first said, without notice, without regard to the solvency or insolvency of Mortgagors at the time of application for such receiver and without regard to the then 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 the neceiver. Such receiver shall have power to collect the rents, issues and profits of said premises during the pendency of such foreclosure stand in case of a sale and a deficiency, during the full statutory period for redemption, whether there be redemption or not, as well as during an fur are times when Mortgagors, except for the intervention of such receiver, would be entitled to collect such rents, issues and profits, and all other pole ers which may be necessary or are usual in such cases for the protection, possessor, control, management and operation of the premises during as whole of said period. The Court from time to time may authorize the receiver to apply the net income in his hands in payment in whole or in that of: (1) The indebtedness secured hereby, or by any decree foreclosing this Trust Deed, or any tax, special assessment or other lien who may be a becomes 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 1 le and deficiency.
- 10. No action for the enforcement of the lien of this Trust Deed or of any provision h, reof sh' be subject to any defense which would not and available to the party interposing same in an action at law upon the note hereby acroed.
- 11. Trustee or the holders of the note shall have the right to inspect the premises at all rea o. a le times and access 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 be obligated to record this Trust Deed or to exercise any power herein given unless expressly obligated by the terms hereof, r at o  $\theta$   $\theta$ , ble for any acts or omissions hereunder, except in case of his own gross negligence or misconduct or that of the agents or employees of Tru tee, and he may require 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 at sfactory evidence that all indebtedness secured by this Trust Deed has been fully paid; and Trustee may execute and deliver a release hereof to v. ... the requisit of any person who shall either before or after maturity thereof, produce and exhibit to Trustee the principal note, represer my th it all indebtedness hereby secured has been paid, which representation Trustee may accept as true without inquiry. Where a release is reque ted of a successor trustee, such successor trustee may accept as the genuine note herein described any note which bears a certificate of identification unditing to be executed by a prior trustee hereunder or which conforms in substance with the description herein contained of the principal v. e. \* If which purports to be executed by the persons herein designated as the makers thereof; and where the release is requested of the origin at v. sace and he has never executed a certificate on any instrument identifying same as the principal note described herein, he may accept as the ger ane principal note herein described any note which may be presented and which conforms in substance with the description herein contained of an 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 will have

seen recorded or filed. In case of the death, resignation, inability or refusal to act of Trustee,
thall be first Successor in Trust and in the event of his or its death, resignation, inability or refusal to act, the then Recorder of Deeds of the county
n which the premises are situated shall be second Successor in Trust. Any Successor in Trust hereunder shall have the identical title, powers and
nuthority as are herein given Trustee, and any Trustee or successor shall be entitled to reasonable compensation for all acts performed hereunder.

15. This Trust Deed and all provisions hereof, shall extend to and be binding upon Mortgagors and all persons claiming under or through ortgagors, and the word "Mortgagors" when used herein shall include all such persons and all persons at any time liable for the payment of indebtedness or any part thereof, whether or not such persons shall have executed the principal note, or this Trust Deed.

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

The Installment Note mentioned in the within Trust Deed has been



