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SEORGE E. COLE		700				
LEGAL FORMS	TOUGH DEED IN LINES.	FORM NO. 206 April, 1980				
	TRUST DEED (ILLINOIS) For Use With Note Form 1448		See Non Se	40°-10° 0=		
	(Monthly Payments Including Interest)	يان کې چيندي د د ده ساد کامنځ	155 NOV 29	AM ID, U3;		1 🚁 🖜
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HIS INDENTURE, m	odeOctober 14	19R2.	`			_
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ctween James M	iller & Indiana Miller,	his wife				
1402 E. 15		s. Il		2642	23853	
(NO. AN)	STREET) (CITY)	(STATE)	. 1	202.		
etent telened to as Ni	trigations," and Albany Bank s	Trust Co. N. /	۱۰۰			
3400 W. La	Wrence bicago, Illinoi STREET (CITY)	s. 60625			-	
	STREET) (CITY) rustee," witnesset'. That Whereas Morte	(STATE) cagors are justly indebted	The A	bove Space For Rec	onder's 15 of Calc	
a the legal balder of a m	rincipal promise for the termed "Install	mant Nata " of summittees.			order's tree only	
ote Mortgagors promis	fortgagors, made profile to Benggond p e to pay the principal sum of	logsand five him	dred & 00/10	0		
Onllars, and interest fro	m on t	the balance of principal ren	naming from time to	me unpaid at the rate	c of per	cent
er annum, such princin	al sum and interest to be payable in instal handary 19 and	lments as follows:	inch curee e	80/100		
	each and every month thereafter un il said					
half be due on the1.	Ath day of December 15 de	as such examents on som	unt of the indebted	as as alegand by said	Laute to be seed a l	Ge-1
o accrued and unpaid in	terest on the unpaid principal balance ar	the remainder to principa	l; the portion of each	of said installments o	onstituting princip:	il, to
	due, to bear interest after the date for p	nayr lent hereof, at the rat	e of per o			•
nade payable at solder of the note may, I	Albany Bank & Trust from time to time, in writing appoint, whic unpaid thereon, together with accrued in	th note (ar ner provides tha	t at the election of the	egal holder thereof	ther place as the I	cgal the
dae neranii aran defat n	n the payment, when use, of any installine	ncorpanicipal contra Scit	Laccoculance with the	ICHRIS IDCICATION OF ID.	case default shall o	
ina continue for infee a	ays in the performance of any other agrees days, without notice), and that all parties	ment container in this frus	4 Deen (in which eve	il elections may be ma	ule at any time who	e she
Protest.						
NOW THEREFOI	RE, to secure the payment of the said princ and of this Trust Deed, and the performance	ripal sum of money as disce	est in accordance wi	h the terms, provisio	ns and limitations o	the
ilso in consideration of	the sum of One Dollar in hand paid, the	e receipt whereof is here in	cach investment. Ma	tereors by these pro	events CONVEV 3	150
warrant unto the	Trustee, its or his successors and assigns in the City of Chicago Hei	the following described R		beir estate, right, ti	tle and interest the	rem,
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Lot 7 (exc Woodlawn G lying North	ept the W. 50 feet there	eof) & the W. 30 part of the N. 3 ne of Deer Creek) feet of Lo	6 in Block	3 in Linco	ını:
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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 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.
- 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 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 a stached to each policy, and shall deliver all policies, including additional and renewal policies, to holders of the note, and in case of insurance bout to expire, shall deliver renewal policies not less than ten days prior to the respective dates of expiration.
- 4. In case of 'tefault therein, Trustee or the holders of the note may, but need not, make any payment or perform any act hereinbefore required of Mortg; cors in any form and manner deemed expedient, and may, but need not, make full or partial payments of principal or interest on prior encumbrance; it any, and purchase, discharge, compromise or settle any tax lien or other prior lien or title or claim thereof, or federn from any tax sale (r fo feiture affecting said premises or contest any tax or assessment. All moneys paid for any of the purposes herein authorized and all expenses pass or incurred in connection therewith, including reasonable attorneys fees, and any other moneys advanced by Trustee or the holders of the note to not cit 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 indebledness secured hereby and shall become immediately due and payable without notice and vith; iterest thereon at the rate of nine per cent per annum. Inaction of Trustee or holders of the note shall never be considered as a waiver of any right accruing to the note shall never be considered as a waiver of any right accruing to the note shall never be considered as a
- 5. The Trustee or the holde 10 the note hereby secured making any payment hereby authorized relating to taxes or assessments, may do so according to any bill, statement of relating to relating to 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 it debredness herein mentioned, both principal and interest, when due according to the terms hereof. At the election of the holders of the principal, rote, and without notice to Mortgagors, all unpaid indebtedness secured by this Trust Deed shall, notwithstanding anything in the principal not or in this Trust Deed to the contrary, become due and payable when default shall occur in payment of principal or interest, or in case default shall occur, and continue for three days in the performance of any other agreement of the Mortgagors having contained.
- 7. When the indebtedness hereby secured shall be a me due whether by the terms of the note described on page one or by acceleration or otherwise, holders of the note or Trustee shall have the right to foreclose the lien hereof, there shall have all other rights provided by the laws of Illinois for the enforcement of a mortgage debt, in any can be not foreclose the lien hereof, there shall be allowed and included as additional indebtedness in the decree for sale all expenditures 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, appraiser's fees, outlays for her or enterry and expert 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 examinances with respect to title as Trustee or holders of the note may deem to be reasonably necessary either to prosecute such suit or to evidence 'b bit lers at any sale which may be had pursuant to such decree the true condition of the title to or the value of the premises. In addition, all extenditions are said expenses of the nature in this paragraph mentioned shall become so much additional indebtedness secured hereby and immediately decand nayable, with interest thereon at the rate of nine per cent per annum, when paid or incurred by Trustee or holders of the note in connection with (a) any accounting, to which either of them shall be a party, either as plaintiff, claim and or defendant, by reason of this Trust Decd or any indebtedness hereby secured; or (b) preparations for the defense of any threatened suit or proceedings, to might to foreclose whether or not actually commenced.
- 8. The proceeds of any foreclosure sale of the premises shall be distributed an any jied in the following order of priority: First, on account of all costs and expenses incident to the foreclosure proceedings, including all such items as a rementioned in the preceding paragraph hereof; second, all other items which under the terms hereof constitute secured indebtedness additions to that evidenced by the note hereby secured, with interest thereon as herein provided; third, all principal and interest remaining unpaid; "arth, 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 foreclose this Trust Deed, the Court in which such complaint is filed may appoint a receiver of said premises. Such appointment may be made either before or after sale, without notice, aithout regard to the solvency or insolvency of Mortgagors at the time of application for such receiver and without regard to the then value of any or mises or whether the same shall be then occupied as a homestead or not and the Trustee hereunder may be appointed as such receiver. Such ecciver shall have power to collect the reals, issues and profits of said premises during the pendency of such foreclosure suit and, in case of a sale any a deficiency, during the full statutory period for redemption, whether there be redemption or not, as well as during any further times when Mort sors, except for the intervention of such receiver, would be entitled to collect such rents, issues and profits, and all other powers which may be use cases of are usual in such cases for the protection, possession, control, management and operation of the premises during the 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 part of: (1) The indebted as a secured hereby, or by any decree foreclosing this Trust Deed, or any tax, special assessment or other lien which may be or become super, or 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 and deficiency.
- 10. No action for the enforcement of the lien of this Trust Deed or of any provision hereof shall be subject to an edge 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 and access there's 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 oblivated to record this Trust Deed or to exercise any power herein given unless expressly obligated by the terms hereof, nor be liable for any acts (c to issions hereunder, except in case of his own gross negligence or misconduct or that of the agents or employees of Trustee, and he may require focumnities 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 that all indebtedness secured by this Trust Deed has been fully paid; and Trustee may execute and deliver a release hereof to and at the request 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 the 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 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 regize herein days the present instrument identified and 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 been recorded or filed. In case of the death, resignation, inability or refusal to act of Trustee,
 shall 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
 in which the premises are situated shall be second Successor in Trust. Any Successor in Trust hereunder shall have the identical title, powers and
 authority 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 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	The Installment Note mentioned in the within Trust Deed has be
OR THE PROTECTION OF BOTH THE BORROWER AND ENDER, THE NOTE SECURED BY THIS TRUST DEED HOULD BE IDENTIFIED BY THE TRUSTEE, BEFORE THE RUST DEED IS FILED FOR RECORD.	
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