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secondarily), and all fixtures, apparatus, equipment or articles now of hereafter therein or thereon used to supply heat, gas, water, light, vow r, refrigeration and air conditioning (whether single units or centrally) controlled), and werhilation, including (without restricting the foregoing), street, window's, awnings, storm doors and windows, Boor coverings, insdor beds, stores and water heaters. All of the foregoing are deleated and agreed to be a "rt of the mortgaged premises, whether physically stached therefor on on, and it is agreed that all buildings and additions and all similar or orbites apparatus, equipment of articles hereafter placed in the premises by Mortgagors or their successors or assigns shall be part of the mortgaged premises.  TO HAVE AND TO HOLD the premises that the said Trustee, it is on his successors and assigns, fore of the purposes, and upon the uses and user 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 under and by virtue of the Homestead Exemption Laws of the State of Illinois, which said rights and benefits under and by virtue of the Homestead Exemption Laws of the State of Illinois, which said rights and benefits with the Homestead Exemption Laws of the State of Illinois, which said rights and benefits under and by virtue of the Homestead Exemption Laws of the State of Illinois, which said rights and benefits under and by virtue of the Homestead Exemption Laws of the State of Illinois, which said rights and benefits under and by virtue of the Homestead Exemption Laws of the State of Illinois, which said rights and benefits under and by virtue of the Homestead Exemption Laws of the State of Illinois, which said rights and benefits under and by virtue of the Homestead Exemption Laws of the State of Illinois, which said rights and under the said the State of Illinois, which said rights and under the said	TOGETHER wi	th all improvements, tenements, easements, and	appurtenances thereto belong	red primarily and on a parity with said and star	e and not IDE (Note: 1)
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Mortgagors of hereby expressly release and waive.  The name of a record owner is: CLOIS_COLLINS_185_N_LEAMINGTON_CHICAGO_ILLINOIS_60644  This Trust Deed consists of two pages. The covenants, conditions and provisions appearing on page 2 (the reverse side of this Trust Deed) are incorporated herein by reference and hereby are made a part hereof the same as though they were here set out in full and shall be binding on Mortgagors, their heirs, successors and assigns.  Witness the hands and seals of Mortgagors the day and year first above written.  PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S) CLOIS_COLLINS  State of Illinois, County of	TO HAVE AND	TO HOLD the premises unto the said Trustee,	sors or assigns shall be part of its or his successors and assign	he mortgaged premises. s, forever, for the purposes, and upon the uses :	tiu uuste
This Trust Deed consists of two pages. The covenants, conditions and provisions appearing on page 2 (the reverse side of this Trust Deed) are incorporated berein by reference and hereby are made a part hereof the same as though they were here set out in full and shall be binding on Mortgagors, their heirs, successors and assigns.  Witness the hands and seals of Mortgagors the day and year first above written.  PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S) CLOIS COLLINS  State of Illinois, County of in the State aforesaid, DO HEREBY CERTIFY that CLOIS COLLINS AND MAE COLLINS  MAE COLLINS  MAE COLLINS  I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that CLOIS COLLINS AND MAE COLLINS (by themselves)  PERSON PRESS SEAL personally known to me to be the same person 2— whose name 2— subscribed to the Corpoing, instrument, appeared before me this day in person, and acknowledged that 1— he signed, sealed and dealered thy said county in the commission expires  The commission expires  This instrument was prepared by ELSIE CASSITY 3611 N. KEDZIE CHICAGO, ILLINOIS (CITY)  OR RECORDERS OFFICE BOX NO.  OR RECORDERS OFFICE BOX NO.	Mortgagors do hereby	expressly release and waive.	<i>,•</i>		المراجعة المساورة
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MPRESS SEAL HERE  personally known to me to be the same person \( \) whose name \( \) subscribed to the ceregoing informant appeared before me this day in person, and acknowledged that \( \) Less signed, sealed and delighborable substrational in right of homestead.  Given under my hand and official seal, this \( \) 2Dd \( \) day of \( \) FERRUARY  Commission expires  This instrument was prepared by \( \) ELSIE CASSITY \( \) 3611 N. KEDTIE \( \) CHICAGO, ILLINOIS \( \) (NAME AND ADDRESS)  Mail this instrument to \( \) ALL \( \) AMERICAN BANK \( \) OF CHICAGO \( \) ILLINOIS \( \) (STATE)  OR RECORDERS OFFICE BOX NO.	State of Illinois, Count			the undersigned, a Notary Public in and for said	County
MFRESS SEAL HERE  appeared before me this day in person, and acknowledged that	y i			mselves)	
Given under my hand and official seal, this 2nd day of FEBRUARY  Commission expires PELSIE CASSITY 3611 N. KEDZIE CHICAGO, ILLINOIS 60618  Mail this instrument to ALL AMERICAN BANK OF CHICAGO ILLINOIS 60618  CITY (CITY)  OR RECORDERS OFFICE BOX NO.	SEAL	personally known to me to be the same p	erson 🗲 _ whose name 🗲	subscribed to the foregoing ins	
Given under my hand and official seal, this 2nd day of FEBRUARY EDIOSE Commission expires 19 &	HEHE	There and voluntary ac			picin as
Commission expires 1985 This instrument was prepared by ELSIE CASSITY 3611 N. KEDZIE CHICAGO, ILLINOIS 1986 Mail this instrument to ALL AMERICAN BANK OF CHICAGO 3611 N. KEDZIE 1986 CHICAGO 11LINOIS 60618 (CITY) (STATE) (ZPCOOE)		right of homestead.	FEDDUAL		
This instrument was prepared byELSIE_CASSITY_3611_N_KEDZIE_CHICAGO_ILLINOIS_1666668    Maximum			day of FEDRUAL	P. Glassasovas	
Mail this instrument toALL_AMERICAN_BANK_OF_CHICAGO	This instrument was on	engred by ELSIE CASSITY 3611	N KEDZIE CHICA	GO, ILLINOIS 60578	of Line.
CHICAGO ILLINOIS 60618 (CITY) (STATE) (ZEP CODE)		(NA)	ME AND ADDRESS) CHICAGO 3613	N. KEDZIE	
OR RECORDER'S OFFICE BOX NO.		CHICAGO	, ILLINOIS	60618	CODE
	OR RECORDER'S O		Collins.	-, (£ir	

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## UNOFFICIAL COP

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 ray become damaged or be destroyed; (3) keep said premises free from mechanics liens or liens in fains or liens in fains for lien not expressly subordinated to the lien hereof; (4) paw 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 buildings 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 uses 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, lighting 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 tholders 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 Morrgagors 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 from any 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 expenses paid or incurred in connection therewith, including reasonable attorneys fees, and any other moneys advanced by Trustee or the noil ers of the note to protect the mortgaged premises and the lien hereof, plus reasonable compensation to Trustee for each matter concerning with a action herein authorized may be taken, shall be so much additional indebtedness secured hereby and shall become immediately due and \$\frac{1}{2}\to \to \to \text{Uniture of the content of the note to protect and the rate of nine per cent per annum. Inaction of Trustee or holders of the note shall never be considered as a wa (e. of my right accruing to them on account of any default hereunder on the part of Mortgagors.
- . The law se 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 \( \' \) into the validity of any tax, assessment, sale, forfeiture, tax lien or title or claim thereof.
- Mortgary and in the valuity of any tax, assessment, sale, forfeiture, tax lien or title or claim thereof.

  6. Mortgary and pay each item of indebtedness herein mentioned, both principal and interest, when due according to the terms hereof.

  6. Mortgary and unpaid indebtedness secured by this Trust Deed shall, notwithstanding anything and in a principal note or in this Trust Deed to the contrary, become due and payable when default shall occur in payment of principal or; interest, in in the fault shall occur and continue for three days in the performance of any other agreement of the Mortgagors herein contained.
- 7. When the indebtedness hereb .... red shall become due whether by the terms of the note described on page one or by acceleration or otherwise, holders of the note or Tr. ice shall have 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 nortgage debt. In any suit to foreclose the lien hereof, there shall be allowed and included as additional included as a state of travel to the asset of travel as a state of travel as a state of the asset of the asse
- 8. The proceeds of any foreclosure sale of the premises shall be astrib ted and applied in the following order of priority: First, on account of all costs and expenses incident to the foreclosure proceedings, including p<sup>1</sup> su h items as are mentioned in the preceding paragraph hereof; second, all other items which under the terms hereof constitute secured induced ess additional to that evidenced by the note hereby secured, with interest thereon as herein provided; third, all principal and interest remainin uner different provided; third, all principal and interest remainin uner different provided; third, all principal and interest remainin uner different provided; thereof the provided is the provided that the provided th
- 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 and Jurt in which such complaint is filed may appoint a receiver of said premises. Such appointment may be made either before or after sale, the stability of the premises or whether the same stable better occupied as a homestead or not and the Truste hereunder may be appointed as such receiver. Such receiver shall have power to collect the rents, issues and profits of said premises during the pendency of such foreclosure suit and, in of a sale and a deficiency, during the full statutory period for redemption, whether there be redemption or not, as well as during any further times wher across, core, except for the intervention of such receiver, would be entitled to collect such rents, issues and profits, and all other powers which n y be ne assary or are usual in such cases for the protection, possession, control, management and operation of the premises during the whole of it depried. 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) . def scheess secured hereby, or by any decree foreclosing this Trust Deed, or any tax, special assessment or other lien which may be or become power to the file network or of such decree, provided such application is made prior to foreclosure sale; (2) the deficiency in case of a sale and devents to a self-type which would not to the premise or any provision better foreign to the provision of the premise of any provision hereof which would not to the premise of the provision of the premise of any provision hereof which would not
- 10. No action for the enforcement of the lien of this Trust Deed or of any provision hereof shall be subject to v , left use 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 co is the co shall be permitted for that purpose.
  - 12. Trustee has no duly to examine the title, location, existence, or condition of the premises, nor shall Trustee be bl. and to record this Trust Deed or to exercise any power herein given unless expressly obligated by the terms hereof, nor be liable for any or is 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 require in animal satisfactory to him before exercising any power herein given.
  - 31. Trustee shall release this Trust Deed and the lien thereof by proper instrument upon presentation of satisfactory evidence that all debtedness secured by this Trust Deed has been fully paid; and Trustee may execute and deliver a release hereof to and at the request or any person who shall either before or after maturity thereof, produce and exhibit to Trustee the principal note, representing that all indebtedn as hereby 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 grenule 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 merin, 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 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

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 Margagors, 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.

The Installment Note mentioned in the within Trust Deed has been

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

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END OF RECORDED DOCUMENT