GEORGE E. COLES LEGAL FORMS	FORM No. 207 September, 1975	Dogwoods	iv.			••	
	Зергетов, 1373			66184 0	: M		
TRUST	DEED (Illinois)	10.7% from 10.00					
(Interest in princi)	th Note Form 1449 addition to monthly pal payments)	131, 124, 22 4.	10540	⇒ 26618	400 4 A -	nac	10.20
	F made May 2	Ι <u>μας</u> 20 19.8:	ે: ∏he∄ વ	Abové Space For IRENE	Recorder's Use	0 0 (אוייף	
HIS INDENTUR	c, made		z., between			in referred to as	"Mortgagors,"
nd		EIDELBERGER					
	as "Trustee," witnesseth: REAS the Mortgagors a	re justly indebted to the l	egal holder o	holders of the	Installment No	te hereinafter de	escribed, in the
rincipal sun. of videnced by or : co	er ain Installment Note	of the Mortgagors of ever	date herewit	h, made payable	to BEARER :	and delivered, in	Dollars, and by which
		he said principal sum in in		follows:			
	a day of each m	nonth thereafter to and incl		day of		, 19: , with	a final payment
f the balance due		day of					
		nnum, payable monthly o d installments of principal					
of said principa	l and interest being mad or at such other place	de payable at 29 S.	_LaSalle	3_St.,_Su time to time, in	ite_415,	_Chicago, which note furth	IL that
ecome at once due	and pavable, at the place	of e legal holder of the normal vithout notice, the prince of proment aforesaid, in contract of the prince of the	ase detault sha	II occur in the na	ivment, when di	ie. Of any installm	tent of principal
r interest in accord	dance with the terms thei	reof or in case default shal nt election be made at for pay nent, otice of di	l occur and co	ntinue for three	days in the perf	ormance of any	other agreement
NOW THEP	FEORE the Mortogen	to can the payment of	F the said aris	ocinal sum of n	hies here vener	interest in season	rdance with the
erms, provisions a e performed, and	also in consideration of	tust dead,de perform the sum of one Dollar i dee, its or his sur errors a	nance of the con n hand paid, t	ovenants and agr he receipt where a following de-	coments herein of is hereby act	contained, by the mowledged, do b	Mortgagors to
itle and interest if	herein, situate, lying and Chicago	d being in the	COO				
		, COUNTY CF			AND	STATE OF ILI	LINUIS, to wit:
		ock Two in J.S h Half of the					
East	t Quarter of	Section Two, T	ownskir	39 North	, Range	Thirteen	
		d Principal Me recorded Novem					g
	Cook County,				2000,,,0112	4000505	
						2661	8400
				1		2661	.8400
which, with the pro	operty hereinafter describ	bed, is referred to herein as	the "premises	<i>"</i>			
TOGETHER	with all improvements, to	tenements, easements, fixtu	res, and appur	tenances thereto	imarily ar ∈o.v.	all rents, issues at a parity with said	nd profits thereof
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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 expet as required by law or municipal ordinance or as previously consented to in writing by the Trustee or holders of the note.

 2. Mortgagorts shall may before any negality attacks all energy layers, and shall may special tayers, special assessments, water, charges, sewer.
- 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.
- statute, any tax of 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 above to expire, shall deliver nelewal policies not less than ten days prior to the respective dates of expiration.

 4. In case of sefature, acrein, 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 any payment or perform any act hereinbefore required of Mortgagors in any form and manner deemed expedient, and may, but need not, make any payment or perform any part hereinbefore resulted of Mortgagors in any form and manner deemed expedient, and may, but need not, make any payment of principal or interest on prior encounterances, if ar, and purchase, discharge, compromise or settle any tax line or other prior lien or title or claim thereof, or redeem from any tax sale or forfeiture at acting 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 holders of the note to protee. **Contracted any by a taken, shall be so much additional indebtedness secured hereby and shall become
- 5. The Trustee or the holders of the new hereby secured making any payment hereby authorized relating to taxes or assessments, may do so according to any bill, statement or estimate control of such bill, statement or estimate or into the validity of any transaction, as essment, sale, forfeiture, tax lien or title or claim thereof.
- 6. Mortgagors shall pay each item of inde "uness herein mentioned, both principal and interest, when due according to the terms hereof.

 At the election of the holders of the principal note, and wit out notice to Mortgagors, all unpaid indebtedness secured by this Trust Deed shall, notwithstanding anything in the principal note or in this trust Peed to the contrary, become due and payable when default shall occur in payment of principal or interest, or in case default shall occur; and or not be for three days in the performance of any other agreement of the Mortgagors herein contained.
- 7. When the indebtedness hereby secured shall become dur and thereby 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 precioe the lien hereof and also shall have all other rights provided by the laws of Illinois for the enforcement of a mortgage debt. In any suit by forecase, 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 documents y a dexpert evidence, stenographers' charges, publication costs and costs (which may be estimated as to items to be expended after entry of it of rep of proturing all such abstracts of title, title searches and examinations, guarantee policies. Torrens certificates, and similar data and assard reservith respect to title as Trustee or holders of the note may deem to be reasonably necessary either to prosecute such suit or to evidence to bit ders it a yel expenses of the nature in this paragraph mentioned shall be reasonably necessary either to prosecute such energy and expenses of the nature in this paragraph mentioned shall become so much additional indebtedness secured hereby and immediately due and expendition of the title to or the value of the precision of the note in connection with (a) any action, suit or proceeding, including but not limited to probate and bankruptcy proceedings, to which either of them shall be a party, either is printing claimant or defendant, by reason of this Trust Deed or any indebtedness hereby secured; or (b) preparations for the deeness even of any threatened suit or proceeding which might affect the premises or the security hereof, whether or not actually commenced: or (e) preparations for the deeness each of any foreclose whether or not actually commenced.
- 8. The proceeds of any foreclosure sale of the premises shall be distributed and appled 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 property of a sting of the preceding paragraph hereof; second, all other items which under the terms hereof constitute secured indebtedness additional to that evidenced by the note hereby secured, with interest thereon as herein provided; hird, all principal and interest remaining unpaid; fourth, an property is to Mortgagors, their heirs, legal representatives or assigns as their rights may appear.
- 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, the Court in his his such complaint is filed may appoint a receiver of said premises. Such appointment may be made either before or after sale, without notice, with an again to the solvency or insolvency of Mortgagors at the time of application for such receiver and without regard to the then value of the premiers whether the same shall be then occupied as a homestead or not and the Trustee hereunder may be appointed as such receiver. Such receiver, shall have nower to collect the rents, issues and profits of said premises during the pendency of such foreclosure suit and, in case of a sale and a deficincy, 'uring the full statutory period for redemption, whether there be redemption or not, as well as during any further times when Mortgagors except for the intervention of such receiver, would be entitled to collect such rents, issues and profits, and all other powers which may be necessar or are 'unal in such cases for the protection, possession, control, management and operation of the premises during the whole of said period. The "Last Arom 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 indebtedness 'come bereby, or by any decree foreclosing this Trust Deed, or any tax, special assessment or other lien which may be or become superior to the han aereof 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 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 and access thereto shall un 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 recorthis Trust Deed or to exercise any power herein given unless expressly obligated by the terms hereof, nor be liable for any acts or omissi hereunder, except in case of his own gross negligence or miscoduct or that of the agents or employees of Trustee, and he may require indemn is attisfactory 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 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 genuine note herein described any note which bears a certificate of identification purporing 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

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
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.

ıne	installment	Note	mentioned	ın	tne	within	1 rust	Deca	nas	pcen	

identified herewith under Identification No

END OF RECORDED DOCUMENT

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