GEORGE E. COLE®	FORM No. 206		s .		
LEGAL FORMS	September, 1975	ما المار المار المار المار ال		Ú.	
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IRUST DE For use with (Monthly payment	ED (Illinois) Note Form 1448 Is Including interest)	Hiller Kenet ev	92209 - 2654044	Maria A. S. S.	4
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IIS INDENTURE,	made June 3,	83	between	3 dae omy	
	esielczyk and Na	ncy Ciesielczyk	betweenho	rein referred to as "Mortg	agors." an
Burba K	tate Bank	<u> </u>			
rein referred to as med "Installment N	Trustee," witnesseth: Th	at, Whereas Mortgagors as with, executed by Mortgago	re justly indebted to the legal hol ors, made payable to Bearer	der of a principal promi	ssory note
d delivered, in and bour Thousand	Eigh c Nundred Ei	promise to pay the princip ghty Two Dollars	pal sum of S .32/109****** B .32/109************************************	from	
the balance of prin	cipal rent un a from tim	e to time unpaid at the ra	te of 13.00 per cent per ans	num, such principal sum a	and intere
			Five Dollars & .32/100 ed Thirty Five Dollars		Dolla
			fully paid, except that the final pa		
oner paid, shall be o	fue on the uav	of	19 : all such payments on ac	count of the indebtedness	e evidence
said installments of	onstituting principal, to	ne extent not paid when	aid principal balance and the remaidue, to bear interest after the date	nder to principal; the port for payment thereof, at	ion of eac the rate
			t Burbank State Bank y, from time to time, in writing app	olet which are fraker -	
the election of the le	gal holder thereof and wi	thout not be, the principal s	um remaining unpaid thereon, togeth fault shall occur in the payment, wh	her with accrued interest the	rovides tr
rties thereto severall	y waive presentment for	payment, not ce c dishono	time after the expiration of said the	ce days, without nonce,	anu mat
mitations of the abo	ve mentioned note and of	f this Trust Deed an Vie	n of money and interest in accord performance of the covenants and	lance with the terms, pro lagreements herein contai	visions a ned, by t
fortgagors to be per	presents CONVEY and W	ARRANT unto the or ste	n of money and interest in accord performance of the covenants and one Dollar in hand paid, the rece ie, its or his successors and assigns, the property of the covenant of the covenant of the	ipt whereof is hereby acl , the following described l	knowledge Real Esta
Palos Park				AND STATE OF ILLING	
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a subdivisi	id 149 and the We	st 1/2 of Lot 14/	in Frank DeLugach's Wast 17, of Section 14,	ooded Hills being	5 -L
Range 12, E	Cast of the Third	l Principal Meridi	ase of the Section 14,	14pois	-11,
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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 uperior 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 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 sec of default therein, Trustee or the holders of the note may, but need not, make any payment or perform any act hereinbefore required of slot, gors in any form and manner deemed expedient, and may, but need not, make full or partial payments of principal or interest on prior encumbrant. 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 si sor forfeiture affecting said premises or contest any tax or assessment. All moneys paid for any of the purposes herein authorized and all expenses p ad cr incurred in connection therewith, including reasonable attorneys fees, and any other moneys advanced by Trustee or the holders of the not to protect the mortgaged premises and the lien hereof, plus reasonable compensation to Trustee for each matter concerning which action herein, and not zero matter concerning which action herein, and not zero matter concerning which action herein, and with interest thereon at the rate of eight per cent per annum. Inaction of Trustee or holders of the note shall never be considered as a vair of any right 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 i.err of indebtedness herein mentioned, both principal and interest, when due according to the terms hereof. At the election of the holders of the principal note, and without notice to Mortgagors, all unpaid indebtedness secured by this Trust Deed shall, notwithstanding anything in the principal nerior or in this Trust Deed to the contray, 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 beginning the principal or interest, or in case default shall occur and continue for three days in the performance of any other agreement of the Mortgagors beginning the principal or interest.
- 7. When the indebtedness 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 Trustee shall have the light to foreclose the lien hereof and also shall have all other rights provided by the laws of Illinois for the enforcement of a mortgage det. In ary suit to 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, outland or incurred by or on behalf of Trustee or holders of the note for attorneys' fees, Trustee's fees, appraiser's fees, outland of the decree) of procuring all such abstracts of title, title carches and examinations, guarantee policies. Torrens certificates, and similar of an and assurances with respect to title as Trustee or hidder of the note may deem to be reasonably necessary either to prosecute such suit or to evic ence to bidders at any sale which may be had pursuant to each decree the true condition of the title to or the value of the premises. In addit on all expenditures and expenses of the nature in this paragraph mentioned shall become so much additional indebtedness secured hereby and important of the decree the nature in this paragraph mentioned shall become so much additional indebtedness secured hereby and important of the decree of the nature in the proceeding, including but not limited to probate and bankruptcy proceedings, to which either of them shall be an analytic of the foreclosure hereof after accrual of such Deed or any indebtedness hereby secured; or (b) preparations for the commenced of any suit for the foreclosure hereof after accrual of such the premises or the security hereof, whether or not actually commenced; or (c) preparations for the defense of any threatened suit or proceeding which might affect the premises or the security hereof, whether or not actually
- 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, including "such items as are mentioned in the preceding paragraph hereof; second, all other items which under the terms hereof constitute secured indebted less additional to that evidenced by the note hereby secured, with interest thereon as herein provided; third, all principal and interest remaining "pain 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 foreclose this Trust D ed 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, with at notice, without regard to the solvency or insolvency of Mortgagors at the time of application for such receiver and without regard to the their verble of the premises or whether the same shall be then occupied as a homestead or not and the Trustee hereunder may be appointed as such the ceiver shall have power 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 deficiency, during the full statutory period for redemption, whether there be redemption or not, as well as during any further time is 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 necessary or are usual in such cases for the protection, possession, control, management and operation of the premises during the whole of the profided form of 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 indebtedness secured hereby, or by any decree foreclosing this Trust Deed, or any tax, special assessment or other lien which may be or be only 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 sale and inclosely.
- 10. No action for the enforcement of the lien of this Trust Deed or of any provision hereof shall be surect 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 a to 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 has no duty to examine the title, location, existence, or condition of the premises, nor shall Trustee has no duty to examine the title, location, existence, or condition of the premises, nor shall Trustee has no duty to examine the title, location, existence, or condition of the premises, nor shall Trustee has no duty to examine the title, location, existence, or condition of the premises, nor shall Trustee has no duty to examine the title, location, existence, or condition of the premises, nor shall Trustee has no duty to examine the title, location, existence, or condition of the premises, nor shall Trustee has no duty to examine the title, location, existence, or condition of the premises, nor shall Trustee has no duty to examine the title, location, existence, or condition of the premises, nor shall Trustee has no duty to examine the title, location, existence, or condition of the premises, nor shall Trustee has no duty to examine the title, location, existence, or condition of the premises, nor shall Trustee has no duty to examine the title, location, existence, or condition of the premises, nor shall Trustee has no duty to examine the title, location, existence, or condition of the premises, nor shall trustee has no duty to examine the title, location, existence has no duty to examine the title, location, existence, or condition of the premises, nor shall trustee has no duty to examine the title, location the title, loca
- 13. Trustee shall release this Trust Deed and the lien thereof by proper instrument upon presentation of satisfactory evir ance 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 couest 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 su cessor trustee, such successor trustee may accept as the genuine note herein described any note which bears a certificate of identification purpor. You've executed by a prior trustee hereinder or which conforms in substance with the description herein contained of the principal note and where the release is requested of the original trustee. In the has never executed a certificate on any instrument identifying same as the principal note described herein, he may accept as the genuine 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. Worth Bank & Trust 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.

The Installment Note mentioned in the within Trust Deed has been

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identified herewith

END OF RECORDED DOCUMENT