TRUST DEED

9 26680901 ë 8

THE ABOVE SPACE FOR RECORDERS USE ONLY

JUL-11-85 1983, Between 26680901 A - REC THIS INDENTURE, made June 28,

10.bo

JOHN F. JULLIVAN AND BARBARA A. SULLIVAN, His Wife;

herein referred to as "Mortgagors," and MARQUETTE NATIONAL BANK, $\,$

a national Bankir A sociation doing business in Chicago Illunois, herein referred to as trustee, witnesseth: THAT, WHEREAC I'S Wortgagors are justly indebted to the legal holder or holders of the Instalment Note hereinafter described, said he all holder or holders being herein referred to as Holders of the Note, in the principal sum of

date of disbursement on the balance of principal remaining from time to time unpaid at the rat 12 per cent per annum a histalments as follows: Nine Hundred Forty Eight & 13/100 (\$948.13) or more---date of disbursement

Collars on the 1st day of (\$948.13) or more---day of Sept amber 19 83 and Nine Hundred Forty Eight & 13/

Dollars on the 1st day of each morth thereafter until said note is fully paid except that the final payment of principal and interest, if not sooner pale shell be due on the 1st day of August 1998. All such payments on account of the indebtedness eviden ed'y aid note to be first applied to interest on the unpaid principal balance and the remainder to principal; provided that the publical feach instalment unless paid when due shall bear interest at the rate of the maximum lawful rate, and all of said principal and interest being made payable at such banking house or trust companyin Chicago Illinois active banking fits activation. $company \ in \ Chicago \ Il lino is, as \ the \ holders \ of \ the \ note \ may, from \ time \ o \ tim \ , in \ writing \ appoint, and in \ absence \ of \ such \ appoint \ ment, and \ in \ absence \ appoint \ ment, and \ in \ absence \ appoint \ appoint \ ment, and \ in \ absence \ appoint \ appoint \ ment, and \ in \ absence \ appoint \ a$ then at the office of MARQUETTE NATIONAL BANK in said City,

NOW. THEREFORE, the Mortgagors to secure the payment of the said utilities as in a money and said interest in accordance with the terms, provisions and interest to trust got a tree transport of the said utilities of the trust got as the payment of the said utilities of the sum of One Dollar in hand paid, the receipt whereof is hereby accommodated to by these presents CONVEY and WARRANT unto the Trustee, its successors and assign, the following described Real Estate and "" of the traiter, its full that of interest therein, studie, bying and

South Holland

100

Out Lot C except the West 64 1/2 feet thereof in Hoekstra's Dutch Valley Subdivision, being a Subdivision of the Nor n East quarter of Section 22, Township 36 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

THIS INSTRUMENT PREPARED BY:

NAME

DATE

Robert J. Wesley, Jr. 6/28/83 6316 S. Western Ave., Chicago, Illinois

b, with the property hereinalter described, is referred to herein as the "preminas," respectively. In the property hereinalter described, is referred to herein as the "preminas," respectively. The property hereinalter described is referred to herein as the "preminas," and our any all such times as Mirtigagors may be entitled therein to which are pledged primarily and on a parity with said real estate and not seen the property of the property

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 are a part hereof and shall be binding on the mortgagors, their heirs, successors and assigns.

Witness the hand^S... and seal.S... of Mortgagors the day and year first above written.

[SEAL] John F. Sullivan

[SEAL] Sarbara A. Sullivan . Wilma M. Glaszer

Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT John F. Sullivan and Barbara A. Sullivan, his wife

ATE personally known to me to be the same personS, whose name S, subscribed to the foregoing In-nent, appeared before me this day in person and acknowledged that Lhey, signed, sealed and delivered the as their free and voluntary act, for the uses and purposes therein set forth, including the re-

WILMA M. GL/SZER

Cook County, Illinois
My Commission Expires July 5, 1985

1. Mortgagors shall (1) promptly repair, restore or rebuild any buildings or improvements now or increasing on the premises which may become damaged or be destroyed: (2) keep and premises in good condition and repair, without wate, and for form incrhances or other liens or claims for lien not exprestly subordinated to the lien hereof; (3) 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 trustee or to holders of the notic; (4) complete within a reasonable time any building or buildings now or at any time in process of ejection upon said premises; (5) comply with all requirements of law or montipals ordinances with respect to the premises and the use thereof; (6) make no material teartations in Said premises except as required by law or

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 applies the premises when due, and shall, may written request, turnish to Trustee or to holders of the note duplicate receipt
therefor. To prevent default hereunder Mortgagors shall pay in full under protest, in the manner provided by statute, any tax or assessment which Mort

3. Mortgagors shall keep all buildings and improvements now or hereafter situated on said premises insured against loss or damage by fire, lightning or windstorm under goldies providing for payment by the insurance companies of moneys sufficient either to pay the toot 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 in the benefit of the holders of the note, such trights to be every clearly of the studyed mortgage clause to be attached to each policy, and shall deliver all policies, including additional and revewal policies; in intelligence of the note, and to case of insurance about to expire, shall de-

4. In case of default therein. Trustee or the holders of the nate may, but need not, make any payment or perform any ast hereinhelders required of Martagapers in any form and manner deemed expedient, and may, but need not, make full or partial payments of principal or interest to prior excuminations, if any, and partness, discharge, compromise or stelled any tax lies or other prior intensity of the partness of the prior in the prior of the partness of of the par

5. The Trister or the holders of the note hereby accured making any payment hereby authorized relating to taxes or assessments, may do so according to any bill, attenuent or estimate procured from the appropriate public office without inquiry into the accuracy of such bill, statement or estimate or into the veil different public office without inquiry into the accuracy of such bill, statement or estimate or into the veil different public of the public office without inquiry into the accuracy of such bill, statement or estimate or into the veil different public office without inquiry into the accuracy of such bill, statement or estimate or into the veil different public office without inquiry into the accuracy of such bill, statement or estimate or into the veil different public office without inquiry into the accuracy of such bill, statement or estimate or into the veil different public office without inquiry into the accuracy of such bill, statement or estimate or into the veil different public office without inquiry into the accuracy of such bill, statement or estimate or into the veil different public office without inquiry into the accuracy of such bill, statement or estimate or into the veil different public office without inquiry into the accuracy of such bill.

into the Ve dity I any last, assessment, sale, forficture, tax lien or title or claim interest. when due according to the terms hereof. At the opinion of the terms hereof, at the opinion in the terms hereof, at the opinion in the terms hereof, at the opinion in the last of the terms hereof. At the opinion is the terms hereof, and the terms hereof, at the opinion is the terms hereof, and the terms hereof, at the opinion is the terms hereof, and the terms here

When the diel contex hereby secured shall become due whether by acceleration or otherwise, holders of the note or Trustee shall have the for tale all expense, which may be paid or incurred by or on behalf of Trustees fees, our of the note for attorneys fees. Trustees fees, appraiser's fees, our is an elementary and expert evidence, atenugraphers charges, publication costs and costs (which may be estimated as to items to be a superior of the costs of the co

8. The proceeds of any forection reals of the premises analybe distributed and applied in the following order of priority: First, on account of all costs and expenses incident to the forecasts proceedings, including all such items as are mentioned in the preceding paragraph hereof; second, all othe items which under the terms hereof continues are considered as a second of the second of the continues and the continues are continued as a second of the c

9. Upon, or at any time after the filing of a bit to foreclose this trust deed, the court in which such bill is filed may appoint a receiver of said premiers. Such appointment may be made either be ore of a sale, without regrets or which the solvency or insolvency of Mortzagora at the time of application for such receiver and without a such receiver and without rear. (The then value of the premises or which the testine said better the customed as a home-lead are made during the pendency of such foreclosure; suit and, it case of a said a deciciency, during the judge pendency of such foreclosure; suit and, it case of a said a deciciency, during the judge period of redemption, whether there be redemption or not, as well as during any further times whe missagora, except for the intervention of such receiver, would be entitled to collect such operation of the premises during the whole of said period. The Court from time to time may authorise the receiver to apply the net income in his hands in payment in whole or in part of: (1) The indebtedness cured creby, or by any decree foreclosing this trust deed, or any tax, special assessment or other item which may be or become superior to the lime erect or of such decree, provided such application is made prior to foreclosure sale: (12) the

10. No action for the enforcement of the iten or of any privisin 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 herby, cetted

11. Trustee or the holders of the note shall have the right on the premises at all reasonable times and access thereto shall be permitted for that purpose.

12. Trustee has no duly to examine the title, location, existence, or our dion of the premises, nor shall Trustee be obligated to record this trust of the start of the start

13. Trustee shall release this trust deed and the lien thereof by propy instrument upon presentation of satisfactory evidence that all indebtedness secured by this trust deed has been fully paid; and Trustee may secured a doctory to release hereof to and at the request of any person who shall be the secured and the secured as the secured by a prior trustee hereing continues and the secured by a prior trustee hereing designated as the continues as the secured by a prior trustee hereing continued as the secured as the secured by a prior trustee hereing continued as the secured as the se

with the description herein contained of the note and which purports to be execute by he persons herein designated as makers thereof.

14. Trustee may resign by instrument in writing filed in the office of the Record, or R stars of Titles in which this instrument shall have been recorded or filed, in case of the resignation, inability or refusal to act of Trustee, the one Recorder of Deeds of the county in which the premises are small properly the resignation of the residue of the resignation and authority as are herein given Trustee and any Trustee or successor shall be entitled to reasonable comprehension for all settle performed or countries.

15. This Trust Deed and all provisions hereof, that' extend to and be binding upon Mor/ag as and all persons claiming under or through Mortagors, and the word "Mortgagors" when used herein shall include all such persons and all per ons able for the payment of the indebtedness or any
part thereof, whether or not such persons shall have executed the note or this Trust Deed.

16. The Holder of the Note may collect a "late charge" not to exceed two cents (2c) for act dollar (\$1) for each payment more than

17. In addition to the monthly payment, of principal and interest herein specified, the Mortgagors shall F. 12th the annual amount of the general taxes with each monthly payment, in the event such payment shall not be sufficient to pay such tax a who i due. Mortgagors agree to depaid, on demand, such additional amounts as may be required for that purpose.

posit, on demand, such additional amounts as may be required for this purpose.

18. With respect to any deposit of funds made by the Mortgagors hereunder, it is agreed as follows:

any interest on any such deposits, (b) Such deposits shall be held and used exclusively, as herein provided, and shr, be irrevocably appropriated by the holder of the note for such purposes and shall not be authorited to the direction or control of the Mortgagors, (c). If a default occurs in any of the terms hereof, or of the Note, the holder of the note may be not in ordinary to the more made, apply the same in reduction of said indebtedness or any other charges that spitch, not within and one which a day saids were made, apply the

written consent of the holder of the Note secured hereby, the entire balance due on the Note shall then become due as a local the control of the holder of the Note secured hereby, the entire balance due on the Note shall then become due as a local to the control of the holder of the Note shall then become due as a local to the Note shall be not the Note shall be not the Note shall then become due as a local to the Note shall be not to the Note shall be not t

20. In the event Martingor shall sell, evenus stricted of Agreemen for lived, assign, convey, well undercontract of sub, lease without into purchase, area, evenue disposed of any interest herein, or shall be diversed of the liver any universel herein property of the strict of the strict of the shall have the right property of the strict of the shall have the right property of the strict of the shall have the right property of the strict of the shall have the right property of the strict of the shall have the right property of the strict of the shall have the right property of the strict of the shall have the right property of the strict of the shall have the right property of the strict of the shall have the right property of the strict of the shall have the right property of t

IMPORTANT

FOR THE PROTECTION OF BOTH THE BORROWER AND LENDER. THE NOTE SECURED BY THIS TRUST DEED SHOULD BE IDENTI-FIED BY THE TRUSTEE NAMED HEREIN BEFORE THE TRUST DEED IS FILED FOR RECORD. MARQUETTE NATIONAL BANK, as Trustee, by Harry Cos. by

Real Estate Loan Officer

FOR RECORDERS INDEX PURPOSES INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

615 East 162nd Street

South Holland, Illinois

END OF RECORDED DOCUMENT