## UNOFFICIAL COPY

LEGAL FORMS		FORM NO. 206 April, 1980		
	TRUST DEED (ILLINOIS) For Use With Note Form 1448	April, 1900	ine. Na salat prifesional supplementation of the public pressure and the salation of the salation of the salation of	
#	(Monthly Payments Including Interest)			
CAUT	FION: Consult a lawyer before using or acting under this form. Transes, including merchantability and fitness, are excluded.		26742948	题
NY. B3 12: 25 Alway	The state of the s		7 134J48	
THIS INDENTURE, m	ade August 6	2.93 49.54 0.0	4 26742948 A - REG 10.00	. 8
	H. Hall and Dorothy Hall, h	is wife	4 26742948 A — REC 10.00	
-Iween				
2317 Scott	Street, Des Plaines, IL 60	018		
hereiner an as "Mo	STREET) First National	Bank of		
Des Prires				
701 Les St.	set, Des Plaines, IL 60016	;		
	TREET) (CITY)	(STATE)	The Above Space For Recorder's Use Only	
to the legal holder of a p	cace," witnesseth: That Whereas Mortgagors principal promissory note, termed "Installment fortgag as a lade payable to Bearer and deliver	Note," of even date		
note Mortgagors promis	se to py the ring all sum of FOUR THO	USAND ONE HUND	IRED_TWENTY_TWO_AND_50/100-13.50 per cent	
ner annum such neinein	al sum and interest to a payable in installment	is as follows: At CI	losing, Eighty and no/100	
Dollars on the 6th	day of Augu t 19 83 and N	inety-Five and	1 03/100 Dollars on the final payment of principal and interest, if not sooner paid,	
shall be due on the 10	Oth day of Augus, 1988; all s	uch payments on accour	t the final payment of principal and interest, it not sooner paid, it of the indebtedness evidenced by said note to be applied first in northwest maken and interest and it not principal kits.	
to accrued and unpaid in	nterest on the unpaid prin 'ipal' alonce and the r	remainder to principal; 3 Northwester arxiverses:	ng perpenagt segtement menamberor mentrom payments being	
made payable at	First National 3Pak o	t Des Plaines	SCXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	
principal sum remaining	g unpaid thereon, together with accrue interes	t thereon, shall become	at the election of the legal holder thereof and without notice, the at once due and payable, at the place of payment aforesaid, in coordance with the terms thereof or in case default, shall occur a few thereof the place of the coordance with the terms thereof or in case default, shall occur a few thereof the place of the place o	
expiration of said three	days in the performance of any other agreeme (days, without notice), and that all parties the	contai ed in this Trust I eto severally waive pres	Deed (in which event election may be made at any time after the entment for payment, notice of dishonor, protest and notice of	1
				106
above mentioned note a also in consideration of	and of this Trust Deed, and the performance of the funding the record of the sum of One Dollar in hand paid, the record of the sum of One Dollar in hand paid, the record of the sum of One Dollar in hand paid, the record of the sum of One Dollar in hand paid, the record of the sum of th	he corena is and agreen cipt whereor is hereby a	st in accordance with the terms, provisions and limitations of the nents herein contained, by the Mortgagors to be performed, and acknowledged, Mortgagors by these presents CONVEY AND I Estate and all of their estate, right, title and interest therein,	30.00
WARRANT unto the ' situate, Iving and being	Trustee, its or his successors and assigns, the fin the City of Des Plaines	ollowing claseritied Rea	I Estate and all of their estate, right, title and interest therein,  COOK AND STATE OF ILLINOIS, to wit:	800
			rareof) and Lot 15 (except the North	3
			li er Salinger and Company's Touhy	, see
	hird Principal Meridian in		28, Township 41 North, Range 12	
*After maturi	ty of the final installment	, interest sha	all actrue at the rate of 16.50% per	1
annum until fi		are nest due l	beyond 10 days from the scheduled	
	á \$5.00 late charge will b		beyond to (1) 5 from the schedured	1
payment date,			C'/^/	- 1
payment date,			74,	
which, with the proper	rty hereinafter described, is referred to herein a	s the "premises,"	76	A THE REAL PROPERTY.
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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) gay 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 salisfactory evidence of the discharge of such prior lien to Trustee or to holders of the note; (5) complet 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 repairing the same or to pay in full the indebtedness secured hereby, all in companies satisfactory to the holders of the note, under insurance plicies 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 mortage clause to be attached to each policy, and shall deliver all policies, including additional and renewal policies, to holders of the note, and in continuous case of insurance about to expire, shall deliver renewal policies not less than ten days prior to the respective dates of expiration.
- A. 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 f Mortgagors in any form and manner deemed expedient, and may, but need not, make full or partial payments of principal or interest on property or brances, if any, and purchases, discharge, compromise or settle any tax lien or other prior lien or title or claim thereof, or redem from y 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 are not one paid or incurred in connection therewith, including reasonable attorneys fees, and any other moneys advanced by Trustee or the holders of y and to protect the mortgaged premises and the lien hereof, plus reasonable compensation to Trustee for each matter concerning which action here in authorized may be taken, shall be so much additional indebtendess secured hereby and shall become immediately due and payable without necessary with interest 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 account of any default hereunder on the part of Mortgagors.
- 5. The Truste or the holders of the note hereby secured making any payment hereby authorized relating to taxes or assessments, may do coording to any bistatement or estimate procured from the appropriate public office without inquiry into the accuracy of such bill, state-tor estimate or into the validity of any tax, assessment, sale, forfeiture, tax lien or title or claim thereof.
- 6. Mortgagors shall pa each item of indebtedness herein mentioned, both principal and interest, when due according to the terms hereof. At the election of the holders of ach incipal note, and without notice to Mortgagors, all unpaid indebtedness secured by this Trust Deed shall, notwithstanding anything in the principal note or in this Trust Deed to the contrary, become and payable when default shall occur in payment of principal or interest, or in case default man 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 man 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 man 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 "" red "hall become due whether by the terms of the note described on page one or by acceleration or otherwise, holders of the note or Trustee sha' nav 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 mortgag deb! In any suit to foreclose the lien hereof, there shall be allowed and included as additional indebtedness in the decree for sale all expenditum, 2 are penses which may be paid or incurred by or on behalf of Trustee or holders of the note for altorneys' fees, Trustee's fees, appraiser's fees, ou lays or ocumentary and expert evidence, stenographers' charges, publication costs and costs (which may be estimated as to items to be expend. "it." entry of the decree) of procuring all such abstracts of title, title searches and examinations, guarantee policies. Torrens certificates, and sim' ar quan and assurances with respect to title as Trustee or holders of the note may deem to be reasonably necessary either to prosecute such suit or ) evidence to bidders 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, a "car, nditures and expenses of the nature in this paragraph mentioned shall become so much additional indebtedness secured hereby and immedial eyel of interest thereon at the trate of nine per cent per annum, when paid or incurred by Trustee or holders of the note in connection with (a) any action, suit or proceeding, including but not limited to probate and bankruptey proceedings, to which either of them shall be a party, either as plan." "" and to redefine accurate of such right to foreclose whether or not actually commenced; or (c) preparations for the ocumencement of any suit for the "rec! sure hereof after accurate of such right to foreclose whether or not actually commenced."
- 8. The proceeds of any foreclosure sale of the premises shall be dist, "ate and applied in the following order of priority: First, on account of all costs and expenses incident to the foreclosure proceedings, including all "ach"; are as are mentioned in the preceding paragraph hereof; second, all other items which under the terms hereof constitute secured indebtedness ad "ional to that evidenced by the note hereby secured, with interest thereon as herein provided; third, all principal and interest remaining unpart, 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 Leed, the Control which such complaint is filed may appoint a receiver of said premises. Such appointment may be made either before or after sale, without voice, which such complaint is filed may appoint a receiver of said premises. Such appointment may be made either before or after sale, without voice, which such complaint is filed may appoint a receiver and without regard to the then value 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 receive. Such receiver shall have power to collect the rents, issues and profits of said premises during the pendency of such foreclosure suit and, in case o. as a conditional deficiency, during the full statutory period for receiver, would be entitled to collect such rents, issues and profits, and all other powers which may the receiver of apply the net income in his hands in payment in whole or in part of: (1) The ideb uness secured hereby, or by any authorize the receiver to apply the net income in his hands in payment in whole or in part of: (1) The ideb uness secured hereby, or by any decree foreclosing this Trust Deed, or any tax, special assessment or other lien which may be or become so when 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 oeff iency.
- 10. No action for the enforcement of the lien of this Trust Deed or of any provision hereof shall be subject to a vy 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 there a 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 being done this Trust Deed or to exercise any power herein given unless expressly obligated by the terms hereof, nor be liable for any a so 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 minities 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 if at al. 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 opperson who shall either before or after maturity thereof, produce and exhibit to Trustee the principal note, representing that all indebte new hereby secured has been paid, which representation Trustee may accept as true without inquired has been paid, which representation Trustee may accept as true without inquired has been paid, which representation Trustee may accept as true without inquire in contained of the principal note and which purports to be executed by a prior trustee hereunder or which conforms in substance with the description here in 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 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.

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 nereunder 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.

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 TRUSTEE, BEFORE THE
TRUST DEED IS FILED FOR RECORD.

END OF RECORDED DOCUMENT