	haa	1981 DEC 2	AM 10 21	2607	_
Crust H				Space For Recorder's	·
THIS INDENTURE, made	. <u>November</u>	· 25th 19 8	l_, between _ Ha	<u>rriet Anderson.</u>	n referred to as "Margagors,":
	HARRIS	a da Cala			
date berewith, executed by	/ Mortgagors, mad	le payable to			r of a promissory note, of ev
HARRIS LOAN 8	4 MORTGAGE	CORP. DEC 02-850	OUTH 2FARST	AVENUETUMAYN	1000 I'LSC 60153 10
					1000, 113, 60153 10 ND' EIGHT HUNDRED 1 from Noy. 25, 1981
on the 25th of	December	19.81 and Eight	Hundred This	ty One and 07/	831.07) Doll: 100(\$831.07) Doll:
on the ZOUL lay of each	ch and every month not paid when d	h thereafter until said no ue, to bear interest after	te is fully paidA)) the date for payn	such payments on acci- ient thereof, at the rate	ount of the indebtedness evider e as specified in Promissory Note.
and all such payments bein,	m ide payable at .	1701 South Fii	rst Ave., :	Suite 300, MA	YWOOD, ILLINOIS
at the election of the legal ho	alder thereof and w	rithout notice, the aforesa	id sum remaining u	npaid thereon, together :	, which note further provides the
contained, in accordance wit	th the terms thereof	or in case default shall o	secur and continue	for three days in the per	lue, of any installment herein rformance of any other agreeme
					lays, without notice), and that
limitations of the above me Mortgagors to be performed Mortgagors by these present	entioned note and d, and also in run is CONVEY and V	of this Trust Deed, and isideration of the sum of the firm of the True the	the performance of f One Dollar in I istee, its or his suc-	f the covenants and ago	e with the terms, provisions at teements herein contained, by the whereof is hereby acknowledge tollowing described Real Estat
and all of their estate, right, City of Chicago	, title and interest	therein, situate, lying an	d being in the		D STATE OF ILLINOIS, to wi
Unit No. '24-F' as	s delineated	on flat of the	following de		
(hereinafter refe Lots 12, 13, 14, 1	erred to as ' 15 and 36 in	'Parcel'). Allmentice:r's	Lake Shore D	rive addition t	o Chicago, being
a subdivision of p	art of Block	c 13 of Canar Tri	ustee's subd	ivision of the	South Fractional
द्र of Section 3, To Cook County, Illin	wnship 39 No wis which s	orth, Range 14 co	ist of the T elas exhibi	hird Principal t 'A' to declar	Meridian, in ation of
condominum made by	Chicago Tit	le and Trust Com	msany, a Cor	poration of Ill	inois, as Trustee
under Trust Agreem					
the Office of the b together with an u	ndivided .74	50 per cent inte	eres. in said	i parcel (exce _l	pting from said
parcel all the prop	perty and sp	ace comprising a	ill the drits	, as defined a	and set forth
in said declaration	ii aliu Survey) in cook councy	, 111111913.	·	A market
		26974	758	1100	MAIL
				CVA	
TOGETHER with all is	mprovements, tenes	is referred to herein as ments, easements, and a	ppurtenances theret	o belonging, on all rer	nts, issues and profits thereof for
TOGETHER with all in so long and during all such to said real estate and not secon	mprovements, tener times as Mortgagors indurily), and all fi	ments, easements, and a s may be entitled thereto ixtures, apparatus, equipo	ppurtenances theret twhich rents, issue nent or articles no	es and profits are pledge w or hereafter there in	d primarily and on a parity with or thereon used to supply heat
TOGETHER with all in so long and during all such it said real estate and not secon gas, water, light, power, refr stricting the foregoing, screen	mprovements, tener times as Mortgagors indarily), and all fi rigeration and air s ns, window shades,	ments, easements, and a s may be entitled thereto ixtures, apparatus, equipm conditioning (whether sin awnings, storm doors an	ppurtenances theret twhich rents, issue nent or articles no ngle units or centra id windows, floor	es and profits are pledge w or hereafter there in tilly controlled), at dive coverings, inador beds,	d primarily and on a parity witt or thereon used to supply heat ntilation, including (without re start, and water heaters. All
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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; (5) complete 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 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 henefit 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 Mortgagors in any form and manner deemed expedient, and may, but need not, make full or partial payments of principal or interest on prior or ann brances, if any, and purchase, discharge, compromise or settle any tax lien or other prior lien or title or claim thereof, or redeem from any as all or forfeiture affecting said premises or contest any tax or assessment. All moneys paid for any of the purposes herein authorized and all experses paid or incurred in connection therewith, including reasonable attorneys fees, and any other moneys advanced by Trustee or the holders of the note to protect the mortgaged premises and the lien hereof, plus reasonable compensation to Trustee for each matter concerning which action for in authorized may be taken, shall be so much additional indebtedness secured hereby and shall become immediately due and payable with just office and with interest thereon at the rate as specified in Promissory Note Inaction of Trustee or holders of the note shall never be considered as a wiver of any right accruing to them on account of any default hereunder on the part of Mortgagors.
- 5. The Truster of he holders of the note hereby secured making any payment hereby authorized relating to taxes or assessments, may do so according to any like tatement or estimate procured from the appropriate public office without inquiry into the accuracy of such bill, statement or estimate or into the accuracy of any tax, assessment, sale, forfeiture, tax lien or title or claim thereof.
- 6. Mortgagors shall profess the item of indebtedness herein mentioned, both principal and interest, when due according to the terms hereof. At the election of the holders of the promissory note, and without notice to Mortgagors, all unpaid indebtedness secured by this Trust Deed shall, notwithstanding anything in the promissory note or in this Trust Deed to the contrary, 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
- 7. When the indebtedness hereby coured 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 e 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 debt in any suit to foreclose the lien hereof, there shall be allowed and included as additional indebtedness in the decree for sale all expendit ures 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, ust_s for documentary and experts evidence, stenographers' charges, publication costs and costs (which may be estimated as to items to be expended fifer entry of the decree of procuring all such abstracts of title, title scarches and examinations, guarantee policies. Torrens certificates, and "o" data 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 t) e idence to bidders at any sale which may be that pursuant to such decree the true condition of the title to or the value of the premises. In \(\frac{1}{2}\theta,\theta\) in all expenditures and expenses of the nature in this paragraph mentioned shall become so much additional indebtedness secured hereby at a manuediately due and payable, with interest thereon as specified in Promissory Note.

 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 bankruptcy proceedings, to which either of them mails be a party, either as plaintiff, claimant or defendant, by reason of this Trust Deed or any indebtedness hereby secured; or (b) preparations, or the commencement of any suit for the foreclosure hereof after accural of such foreclosure hereby accuracity or (b) preparations, or the commencement of any suit for the foreclosure hereof after accural of such premises or th

- 8. The proceeds of any forcelosure sale of the premises shall be as inhuted and applied in the following order of priority: First, on account of all costs and expenses incident to the forcelosure proceedings, including all vides items as are mentioned in the preceding paragraph hereof, second, all other items, which under the terms hereof constitute secured into the cost of the cost of the note hereby secured, with interest thereon as herein provided third, all principal and interest remaining ur paid; 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 Det 4, the Court in which such complaint is filed may appoint a receiver of said premises. Such appointment may be made either before or after call, without notice, without regard to the solvency or insolvency of Mortgagors at the time of application for such receiver and without regard to the their Jaul 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 receiver shall have power to collect the rents, issues and profits of said premises during the pendency of such foreclosure suit and, in tase 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 ...or, when Mortgagors, except for the intervention of such receiver, would be emitted to collect such rents, issues and profits, and all other powers the name of a sale and a deficiency of authorize the receiver to apply the net income in his hands in payment in whole or in part of: (1) not adobtedness secured hereby, or by any decree foreclosing this Trust Deed, or any tax, special assessment or other lien which may be or less assured 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 deficiency.
- 10. No action for the enforcement of the lien of this Trust Deed or of any provision hereof shall be surject 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 a cess 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 Trustree obligated to record this Trust Deed or to exercise any power herein given unless expressly obligated by the terms hereof, nor be liable for any acts or omissions hereunder, except in case of his own gross negligence or missonduct or that of the agents or employees of Trustee, and he may require indemnities 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 with the 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 main statement of the properties of
 - 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. Paul P. Harris
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 thepromissorynote, or this Trust Deed.

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 BEFORE THE

The	promistory	Note	mentioned	in t	he within	Trusţ	Deed has	been
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END OF RECORDED DOCUMENT