TRUST DEED (ILLINOIS)

- 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 use 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 or subject to 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 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 under a charge of the process 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.
- M rtgagors shall keep all buildings and improvements now or hereafter situated on said premises insured against loss or damage by fire, light nine of dwindstorm under policies providing for payment by the insurance companies of moneys sufficient either to pay the cost of replacing dwindstorm under policies providing for payment by the insurance companies satisfactory to the holders of the note, under insurance or payin full the indebtedness secured hereby, all in companies satisfactory to the holders of the note, under insurance policies or paying the same or to pay in full the indebtedness secured hereby, all in companies satisfactory to the holders of the note, such rights to be evidenced by the standard morpolicies or payle, 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 morpolicies or payle, 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 morpolicies and a standard renewal policies, to holders of the note, and in agree clause to a standard to each policy, and shall deliver all policies, including additional and renewal policies or experiment of experiment or perform any act hereinbefore renewal policies.
- 4. In case it do ault therein, Trustee or the holders of the note may, but need not, make any payment or perform any act hereinbefore required of Morg. eor in any form and manner deemed expedient, and may, but need not, make full or partial payments of principal or interest on quired of Morg. eor in any form and manner deemed expedient, and may, but need not, make full or partial payments of principal or interest on the prior encumbrances, and, and purchase, discharge, compromise or settle any tax lien or other prior lien or title or claim thereof, or redeem any tax sale or for iture affecting said premises or contest any tax or assessment. All moneys paid for any of the purposes herein authorized and all expenses paid or it used in connection therewith, including reasonable attorneys' fees, and any other moneys advanced by Trustee or the note to puter the mortgaged premises and the lien hereof, plus reasonable compensation to Trustee for each matter concerning any high and the control of the note to puter the mortgaged premises and the lien hereof, plus reasonable compensation to Trustee or holders of the note shall never be considered as a waiter of a lay be taken, shall be so much additional indebtedness secured hereby and shall become immediately due and the confidence of the note of the note shall never be considered as a waiter of a lay be taken, shall be so much additional indebtedness are not 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.
- 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 of est making any payment hereby authorized relating to taxes or assessments, may do so according to any bill, statement of est making any payment hereby authorized relating to taxes or assessments, may do so according to any bill, statement of est making any payment hereby authorized relating to taxes or assessments, may do so according to any bill, statement of est making any payment hereby authorized relating to taxes or assessments, may do so according to any bill, statement of est making any payment hereby authorized relating to taxes or assessments, may do so according to any bill, statement of est making any payment hereby authorized relating to taxes or assessments, may do so according to any bill, statement of est making any payment hereby authorized relating to taxes or assessments, may do so according to any bill, statement of est making any payment hereby authorized relating to taxes or assessments, may do so according to any bill, statement of est making any payment hereby authorized relating to taxes or assessments, may do so according to any bill, statement of est making any payment hereby authorized relating to taxes or assessment according to taxe
- 6. Mortgagors shall pay each item of ind the ness herein mentioned, both principal and interest, when due according to the terms hereof.

 At the election of the holders of the principal note, a id without notice to Mortgagors, all unpaid indebtedness secured by this Trust Deed shall, not withstanding anything in the principal note, a id without notice to Mortgagors, all unpaid indebtedness secured by this Trust Deed shall, not withstanding anything in the principal 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 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 herein contained.
- 7. When the indebtedness hereby secured shall nee the indepted on the note described on page one or by acceleration or of the most of the note or Trustee shall have the ight of freclose the lien hereof, there shall be allowed and included as additional indebtedness in the decree for sale all expenditures and expent so which may be paid or incurred by or on behalf of Trustee or holders of the note for debtedness in the decree for sale all expenditures and expent so which may be paid or incurred by or on behalf of Trustee or holders of the note for debtedness in the decree for sale all expenditures and expent so which may be paid or incurred by or on behalf of Trustee or holders of the note may destinated as to items to be expended after entry of 'the or ree') of procuring all such abstracts of title, title searches and examinations, guarantee policies, Torrens certificates, and similar data and assural cess with 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 bidders at any sale which may be had pursuant to such decree the true contions, guarantee policies, Torrens certificates, and similar data and assural cess with respect to title as Trustee or holders of the note may deal be reasonably necessary either to prosecute such suit or to evidence to bidders at any sale which may be had pursuant to such decree the true contions of the title to or the value of the premises. In addition, all expenditions, and expenses of the nature in this paragraph mentioned shall be distributed and bankruptey proceedings, to which either of them shall be a pay, either as plaintiff, claimant or defendant, by reason of this Truste to probate and bankruptey proceedings, to which either of them shall be a pay, either as plaintiff, claimant or defendant, by reason of this Trustee to probate and bankruptey proceedings, to which either of them shall be a pay, either as plaintiff, claimant or defendant, by reason of this Trustee for the target of the prem
- 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 all such items spar mentioned in the preceding paragraph hereof; second, all other items which under the terms hereof constitute secured indebtedness ad the national to that evidenced by the note hereby secured, with ond, all other items which under the terms hereof constitute secured indebtedness ad the national to that evidenced by the note hereby secured, with ond, all other items which under the terms hereof constitute secured indebtedness ad the national to that evidenced by the note hereby secured, with ond, all other items which under the terms hereof constitute secured indebtedness ad the national to that evidenced by the note hereby secured, with ond, all other items which under the terms hereof constitute secured indebtedness ad the national to that evidenced by the note hereby secured, with ond, all other items which under the terms hereof constitute secured indebtedness ad the national to that evidenced by the note hereby secured, with ond, all other items which under the terms hereof constitute secured indebtedness ad the national to that evidenced by the note hereof; secured indebtedness ad the national to that evidenced by the note hereof; secured indebtedness ad the national to that evidenced by the note hereof; secured indebtedness ad the national to that evidenced by the note hereof; secured indebtedness additional to that evidenced by the note hereof; secured indebtedness additional to that evidenced by the note hereof; secured indebtedness additional to that evidenced by the note hereof; secured indebtedness additional to that evidenced by the note hereof; secured indebtedness additional to that evidenced by the note hereof; secured indebtedness additional to the national to the na
- 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 regard to the solvency or insolvency or said premises. Such appointment may be made either before or after sale, without notice, without regard to the solvency or insolvency of Mortgagors at the time of application for such receiver and without regard to the then value of the price or 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 power to collect the rents, coupled as a homestead or not and the Trustee hereunder may be appointed as such receiver. Such receiver, we have power to collect the rents, issues and profits of said premises during the full statutory of issues and profits of said premises during the pendency of such foreclosure suit and, in case of a sale and a cofficiency, during the full statutory of issues and profits, on whether there be redemption or not, as well as during any further times when Mortgar is, except for the intervention of period for redemption, whether there be redemption or not, as well as during any further times when Mortgar is, except for the intervention of redemption, whether there be redemption or not, as well as during any further times when Mortgar is, except for the intervention of the premises during the whole of said period. The Court from time to time may the protection, possession, control, management and operation of the premises during the whole of said period. The Court from time to time may the protection, possession, control, management and operation of the premises during the whole of said period. The Court from time to time may the protection, possession, control, management and operation of the premises during the whole of said period. The Court from time to time may the protection, possession, control, management and operation of the premises during the whole of said period. The Court from time to time may be a provin
- 10. No action for the enforcement of the lien of this Trust Deed or of any provision hereof shall be subject to any c fense hich would not be good and available to the party interposing same in an action at law upon the note hereby secured.
- Trustee or the holders of the note shall have the right to inspect the premises at all reasonable times and access the cto shall be per-
- 12. Trustee has no duty to examine the title, location, existence, or condition of the premises, nor shall Trustee be obligated to exercise any power herein given unless expressly obligated by the terms hereof, nor be liable for any acts (r on ssions this Trust Deed or to exercise any power herein given unless expressly obligated by the terms hereof, nor be liable for any acts (r on ssions hereunder, except in case of his own gross negligence or misconduct or that of the agents or employees of Trustee, and he may require unless satisfactory to him before exercising any power herein given.
- austractory to nim 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 observable with the before or after maturity thereof, produce and exhibit to Trustee the principal note, representing that all indebtedness whereby secured has been paid, which representation Trustee may accept as true without inquiry: Where a release is requested of a successor trustee, hereby secured has been paid, which representation Trustee may accept as true without inquiry: Where a release is requested of and which conforms in substance with the description herein contained of the principal note and which conforms in substance with the description herein celease is requested of the original trustee and he has port trustee hereunder or which conforms in substance with the 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 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 which purports to be executed by the persons herein designated as makers thereof.

 14. Trustee may resien by instrument in writing filed in the office of the Recorder or Registrar of Titles in which this instrument shall have
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14. Trustee may resign by instrument in writing filed in the office of the Recorder or Registrar of Littles in which this instrument 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 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 hereing the 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 hereing the 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 hereing the refusal to act, the then Recorder of Deeds of the county 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 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 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 shall be second to the 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 shall be second to the state of the successor in Trust and its death and the successor in Trust and the succ

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.

The Installment Note mentioned in the within Trust Deed has been

FOR THE PROTECTION OF BOTH THE BORROWER AND LENDER, THE NOTE SECURED BY THIS TRUST DEED SHOULD BE IDENTIFIED BY THE TRUSTER, BEFORE THE TRUST DEED IS FILED FOR RECORD.

Identified herewith under Identification No.

LEND OF RECORDED DOCUMENT