UNOFFICIAL CC

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TRUST DEED (ILLINOIS)	27526590
(Monthly payments including interest)	2730000
	The Above Space For Recorder's Use Only
	wife Larry Van Pelt, and Arbelia Van Pelt, 25
IS INDENTURE, made April 17 his	wife herein referred to as "Mortgagors," and
C.R.	Waggoner hat, Whereas Mortgagors are justly indebted to the legal holder of a principal promissory note, with, executed by Mortgagors, made payable to nc.
ein referred to as "Trustee" w nesseth: 11 med "Installment Note," ever date here	nat, whereas Mortgagors, made payable to with, executed by Mortgagors, made payable to
delity rinancial deli	TI 60153 The by Hundred Seventy
101 S. 1st Ave. Suit 30" May ad delivered, in and by which note fort agod Four and 31/100 (\$50.7.2)	s promise to pay the principal sum of including from April 22, 1985 Said indebtedness and bollars & & & April 22, 1985
The same of the sa	Salo independent perate as providente note of several as accompanies and a companies of the
installments as follows:	05 and One Hundred Thirty Six and 007 100 (5) 100 (5) 100 (5)
. 1c+ day of each and every month	CO I
oner paid, shall be due on the 1st day o	t thereas as not seen the 18.8; attendromy counts on account of the indeptent mass counterment of the indeptent seen as a seen
existituting principal to the extending plant want all such payments being made payable to H	of December 19 88: attentions were supported to the contract of the contract o
oint, which note further provides that do be begether with accrued interest thereon, shall be begether with accrued interest thereon, shall be begether with a company installment of principal	ecome at once due and payable, at the place of each of the state of th
the performance of any other agreement con the performance of any other agreement con tree days, without notice), and that all partie	or interest in accordance with the terms tried to may be made at any time after the expiration of sau stained in this Trust Deed '1 whi a vevent election may be made at any time after the expiration of sau stained in this Trust Deed '1 whi a vevent election may be made at any time after the expiration of sau stained in this Trust Deed '1 whi a vevent election may be made at any time after the expiration of sau stained in this Trust Deed '1 whi a vevent election may be made at any time after the expiration of sau stained in this Trust Deed '1 whi a vevent election may be made at any time after the expiration of sau stained in this Trust Deed '1 whi a vevent election may be made at any time after the expiration of sau stained in this Trust Deed '1 whi a vevent election may be made at any time after the expiration of sau stained in this Trust Deed '1 whi a vevent election may be made at any time after the expiration of sau stained in this Trust Deed '1 whi a vevent election may be made at any time after the expiration of sau stained in this Trust Deed '1 whi a vevent election may be made at any time after the expiration of sau stained in this Trust Deed '1 whi a vevent election may be made at any time after the expiration of sau stained in this Trust Deed '1 whi a vevent election may be made at any time after the expiration of sau stained in this Trust Deed '1 whi a vevent election may be made at any time after the expiration of sau stained in this Trust Deed '1 whi a vevent election may be made at any time after the expiration of sau stained in this Trust Deed '1 whi a vevent election may be made at any time after the expiration of the sau stained in this Trust Deed '1 whi a vevent election may be made at any time after the expiration of the sau stained in this Trust Deed '1 whi a vevent election may be made at any time after the expiration of the sau stained in this trust Deed '1 whi a vevent election may be made at any time after the expiration of the sau stained in this trust Deed '1 whi a vevent election may
NOW THEREFORE, to secure the paym	thereto severally waive resemble in the long part of the said principal sum of ment of the covenants and agreements herein contained, by the of this Trust Deed, and the perfect name of the covenants and agreements herein contained, by the of this Trust Deed, and the perfect name of the covenants and agreements herein contained, by the of the sum o
mitations of the above mentioned note and fortgagors to be performed, and also in co	of this Trust Deed, and the Do'ar i hand paid, the receipt whereon is hereby acknowled Real Estate, usage ANT unto the Trustee, its o. his su cessors and assigns, the following described Real Estate,
fortgagors by these presents CONVEY and all of their estate, right, title and interest	therein, situate, lying and being in the country of Gook AND STATE OF ILLINOIS, to wit:
A. A.	"UPD-middivision of Block 6 and
West part of Block 5 (e	ways Resubtivision of Seet thereof) in second 36 1/4 Acres of East Half
Frinks Resubdivision of	North 8 and North 36 1/4 Acres
of South East Quarter of of West Half of South W	est Quarter of Section 9, Township
30 North, Range 15 East	of the initial
in Cook County, Illinoi	
which, with the property hereinarter described to the TOGETHER with all improvements, to the times as Mortea.	ed, is referred to herein as the "premises," enements, easements, and appurtenances thereto belonging, and all rents, issues' profits thereof for enements, easements, and appurtenances thereto belonging, and all rents, issues' you not a parity with gors may be entitled thereto (which rents, issues and profits are pledged prime idy and on a parity with gors may be entitled thereto (which rents, issues and profits are pledged prime; and on a parity with if instures, apparatus, equipment or articles now or hereafter therein or their on us, and of without re- tire conditioning (whether single units or centrally controlled), and ventilation, including (without re- tire conditioning (whether single units or centrally controlled), and ventilation, including including without re- duction of the mortgaged premises whether physically attached thereto or not, and by its greed that be a part of the mortgaged premises whether physically attached thereto or not, and by its greed that
so long and during all such darily), and all said real estate and not secondarily), and all	Il fixtures, apparatus, equipment of attention of the state of the sta
stricting the foregoing), screens, window sha of the foregoing are declared and agreed to	sir conditioning (whether single times of the control of the conditioning (whether single times of the control of the mortgaged premises whether physically attached thereto or not, and is agreed that be a part of the mortgaged premises whether physically attached thereto or not, and is agreed that be a part of the mortgaged premises whether placed in the premises by Mortga ors or their sucrother apparatus, equipment or articles hereafter placed in the premises by Mortga ors or their sucrother apparatus, equipment or articles hereafter placed in the premises by Mortga ors, or their sucressors and assigns, forever, for the purposes, and upon the uses
cessors or assigns shall be part of the mortgo	aged premises. ises unto the said Trustee, its or his successors and assigns, forever, for the purposes, and apply the size unto the said Trustee, its or his successors and assigns, forever, for the purposes, and apply the size unto the said Trustee, its or his successors and assigns, forever, for the purposes, and apply the size unto the said Trustee, its or his successors and assigns, forever, for the purposes, and apply the size unto the said Trustee, its or his successors and assigns, forever, for the purposes, and apply the size unto the said Trustee, its or his successors and assigns, forever, for the purposes, and apply the size unto the said Trustee, its or his successors and assigns, forever, for the purposes, and apply the size unto the said Trustee, its or his successors and assigns, forever, the size unto the said Trustee, its or his successors and assigns, forever, the size unto the said Trustee, its or his successors and assigns, forever, the size unto the said Trustee, its or his successors and assigns, forever, the size unto the said Trustee, and the size unto the said Trustee, and the size unto the si
and trusts herein set forth, free from all rig said rights and benefits Mortgagors do here	aged premises. ses unto the said Trustee, its or his successors and assigns, forever, for the purposes, and upor the lives ses unto the said Trustee, its or his successors and assigns, forever, for the purposes, and upor the lives this and benefits under and by virtue of the Homestead Exemption Laws of the State of Illi, or, which this and benefits under and waive. The covenants, conditions and provisions appearing on page 2 (the reverse side of this Trust 96 d). The covenants, conditions and provisions appearing on page 2 (the reverse side of this Trust 96 d), The covenants, conditions and provisions appearing on page 2 (the reverse side of this Trust 96 d), The covenants, conditions and provisions appearing on page 2 (the reverse side of this Trust 96 d), The covenants, conditions and provisions appearing on page 2 (the reverse side of this Trust 96 d).
Mortgagors, their heirs, successors and assign Witness the hands and seals of Mortga	gors the day and year first above written.
PLEASE	Seal) (Seal) (Seal)
PRINT OR	Arbelia Van Pelt
TYPE NAME(S)	Larry Van Pelt Riotza
	Larry Van Pelt (Seal) (Seal) (Seal) (Seal)
TYPE NAME(S) BELOW SIGNATURE(S)	Larry Van Pelt (Seal)
TYPE NAME(S) BELOW SIGNATURE(S)	(Seal)
TYPE NAME(S) BELOW SIGNATURE(S) State of Illinois, County ofCook	Larry Van Pelt (Seal) (Seal)
TYPE NAME(S) BELOW SIGNATURE(S) State of Illinois, County of	Larry Van Pelt (Seal) (Seal) I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HERBY CERTIFY that Arbelia Van Pelt, his wife personally known to me to be the same person. 5 whose name5 are subscribed to the foregoing instrument, appeared before me this day in person, and acknowl- their
TYPE NAME(S) BELOW SIGNATURE(S) State of Illinois, County of Cook	I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Larry Van Pelt and Arbelia Van Pelt, his wife personally known to me to be the same person. S whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that the eyes signed, sealed and delivered the said instrument as their edged that the eyes for the uses and purposes therein set forth, including the release and
TYPE NAME(S) BELOW SIGNATURE(S) State of Illinois, County of	(Seal) Ss., I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Larry Van Pelt and Arbelia Van Pelt, his wife personally known to me to be the same person. S whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.
TYPE NAME(S) BELOW SIGNATURE(S) State of Illinois, County of	(Seal) (Seal) (Seal) (Seal) (Seal) (Seal) (Seal) (Seal) I, the undersigned, a Notary Public in and for said County, and the State aforesaid, DO HEREBY CERTIFY that Larry Van Pelt and Arbelia Van Pelt, his wife. Personally known to me to be the same person. Swhose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that the yesigned, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead. 17th day of Appil 1985
TYPE NAME(S) BELOW SIGNATURE(S) State of Illinois, County of Cook IMPRESS SEAL HERE Given under my hand and official seal, the Commission expires October 28	(Seal) Seal (Seal) I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Arbelia Van Pelt, his wife personally known to me to be the same person. S whose names subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that the yesigned, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.
TYPE NAME(S) BELOW SIGNATURE(S) State of Illinois, County of Cook IMPRESS SEAL HERE Given under my hand and official seal, the Commission expires October 28 This instrument was repared by	CSeal CSea
TYPE NAME(S) BELOW SIGNATURE(S) State of Illinois, County of	Cseal Csea
TYPE NAME(S) BELOW SIGNATURE(S) State of Illinois, County of	Cseal Csea
TYPE NAME(S) BELOW SIGNATURE(S) State of Illinois, County of	CSeal CSea
Given under my hand and official seal, the Commission expires This instrument was repared by Maria Lobo NAME Fidelity Fine NAME 1701 S. 15:	CSeal CSea
TYPE NAME(S) BELOW SIGNATURE(S) State of Illinois, County of Cook IMPRESS SEAL HERE Given under my hand and official seal, the Commission expires October 28 This instrument was repared by Maria Lobo (741 S. 1st Ave. NAME Fidelity Fine NAME Fidelity Fine NAME 1701 S. 1st	CSeal CSea
Given under my hand and official seal, the Commission expires This instrument was repared by Maria Lobo NAME Tidelity Fine NAME Tidelity Fine 1701 S. 15:	CSeal CSea

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 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 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 now or at any time in process of erection upon said premises; (6) comply with all requirements of law or municipal ordinance or 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, is 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, note in the insurance or repairing 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 mortpolicies payable, in case of loss or damage, to Truste for the benefit of the holders of the note, such rights to be evidenced by the standard mortpolicies payable, in case of loss or damage by fire, and in 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 mortpolicies payable, in case of loss or damage by fire, and in companies of moneys sufficient either to pay the cost of replacing light in companies and premises of moneys sufficient either to pay the cost of replacing light payable, in companies and premises of moneys sufficient either to pay the cost of replacing light payable, in companies of moneys sufficient either to pay the cost of replacing light payable, in companies at standard mortpolicies payable, in case of insurance administration of the cost of replacing payable, in companies at standard mortpolicies payable, in case of insurance administration of the cost of replacing payable, in companies at standard mortpolicies payable, in case of insurance administration of the cost of repairing the cost
- 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 it fault therein, Trustee or the holders of the note may, but need not, make full or partial payments of principal or interest on uping of More, gore in any form and manner deemed expedient, and may, but need not, make full or partial payments of principal or interest on prior encumurance, 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 sale or interest of expenses or contest any tax or assessment. All moneys paid for any of the purposes herein authorized and all expenses p. do recurred 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 or teach matter concerning holders of the note to protect the mortgaged premises and the lien hereof, plus reasonable compensation to Trustee or the anatter concerning holders of the note and with interest thereon at the rate of seven per cent per annum. Inaction of Trustee or holders of the note shall never be considered as a waiver of an right accruing to them on account of any default hereunder on the part of Mortgagors.

 5. The Trustee or the holder of the note hereby secured making any payment hereby authorized relating to taxes or assessments; may do so according to any bill, statement or a timate procured from the appropriate public office without inquiry into the accuracy of such bill, statement or estimate or into the validity of an "ax, assessment, sale, forfeiture, tax lien or title or claim thereof.

 6. Mortgagors shall nav each item of adebtedness herein mentioned both principal and interest when due according to the terms bereaf

 - 6. Mortgagors shall pay each iter, of indebtedness herein mentioned, both principal and interest, when due according to the terms hereof. At the election of the holders of the principal sole, and without notice to Mortgagors, all unpaid indebtedness secured by this Trust Deed shall, notwithstanding anything in the principal sole 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 herein contained.
 - 7. When the indebtedness hereby secured shall be come 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 right in foreclose the lien hereof and also shall have all other rights provided by the laws of Illinois for the enforcement of a mortgage debt. In any s. it to preclose the lien hereof, there shall be allowed and included as additional infellinois for the enforcement of a mortgage debt. In any s. it to preclose the lien hereof, there shall be allowed and included as additional infellinois for the enforcement of a mortgage debt. In any s. it to preclose the lien hereof, there shall be allowed and included as additional infellinois for the note of the note for debtedness in the decree for sale all expenditures and exper ses whi. In may be paid or incurred by or on behalf of Trustee or holders of the note for automosy fees, Trustee's fees, appraiser's fees, outlays for commentary and expert evidence, stenographers' charges, publication costs and costs attorneys' fees, Trustee's fees, appraiser's fees, outlays for commentary and expert evidence, stenographers' charges, publication costs and costs attorneys' fees, Trustee or holders of the note may deem to be reasonably necessary either to prosecute such suit or to evidence of an expenses of the nature in this paragraph mentioned shall be reasonably necessary either to prosecute such suit or to evidence of an expenses of the nature in this paragraph mentioned shall be roomed to the title to or the value of the premises. In addition, all exp nditt es and expenses of the nature in this paragraph mentioned shall be come so much additional indebtedness secured hereby and immediate, and and expenses of the nature in this paragraph mentioned shall be come so much additional indebtedness secured hereby and immediate, and and expenses of the nature in this paragraph mentioned shall be come so much additional indebtedness secured hereby and immediate, and and expenses of the nature in
 - 8. The proceeds of any foreclosure sale of the premises shall be distributed and a pilet in the following order of priority: First, on account of all costs and expenses incident to the foreclosure proceedings, including all such items as remember and in the preceding paragraph hereof; see ond, all other items which under the terms hereof constitute secured indebtedness additional to that evidenced by the note hereby secured, with one therein provided; third, all principal and interest remaining unpaid; fourth are 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 Deed, the Court a which such complaint is filed may appoint a receiver of said premises. Such appointment may be made either before or after sale, without notice, who is 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 pre-sise or whether the same shall be then occupied as a homestead or not and the Truste hereunder may be appointed as such receiver. Such receiver, shall have power to collect the fents, issues and profits of said premises during the pendency of such foreclosure suit and, in case of a sale and a def. enc. during the full slatutory issues and profits of said premises during the bendency of such receiver, would be entitled to collect such rents, issues and profits, and all other powers which may be neces any or are usual in such cases for such receiver, would be entitled to collect such rents, issues and profits, and all other powers which may be neces any or are usual in such cases for the protection, possession, control, management and operation of the premises during the whole of said period. 1. Do it 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 indebtedners or in decree foreclosing this Trust Deed, or any tax, special assessment or other lien which may be or become superior to the liver 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 subject to any detense 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 theref mitted for that purpose.
 - 12. Trustee has no duty to examine the title, location, existence, or condition of the premises, nor shall Trustee be 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 omis to the hereunder, except in case of his own gross negligence or misconduct or that of the agents or employees of Trustee, and he may require indem, it 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 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 obstances of the proper on who shall either before or after maturity thereof, produce and exhibit to Trustee the principal note, representing that all indebtedness person who shall either before or after maturity thereof, produce and exhibit to Trustee the principal note, representing that all indebtedness values to the property of the successor trustee, hereby secured has been paid, which representation Trustee may accept as true without inquiry. Where a release is requested of successor trustee, hereby secured has the genuine note herein described herein contained of the principal note to the property of the principal note described and property of the property of the 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, Robert L Soltis 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 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.

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.

Identified herewith under Identification No.

The	Installment	Note	mentioned	in the	within	Trust	Deed .	has be	en

END OF RECORDED DOCUMENT