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			TRUST	DEED	)			
	23		Mod	. 17	71114	55 。		
	THIS	INDENTURE, m	ade	y 17	<del></del>	198	4, between	
		liam D. Alst					,	
her ing	rein referred to as "M g laws of the State of I	fortgagors" and C Ilinois, herein refer	red to as "Trustee	**	ipany, a corpora	tion organized unde	r the bank-	
	That	WHEREAS More		ESSETH:	a lacal holders	of a principal pror	niccory note	
	That	WILDICEAS, MOII	gagors are justry	muchted to un	e legal florders	or a principal prof	missory more	
	ein termed "Installme		date herewith, e	executed by Mor	tgagors, made	payable to the orde	er of	
. •3	fity Bank & Tr					ote, Mortgagors pro		
ti.	e principal sum of							
in	installme	nts as follows: \$	382.53	on the	lst	day of July	., 19,	
an	d <b>\$</b> 202.13	on the	st day of eac	h successive mor	nth thereafter, to	and including the	1st	
						1st day of		
19	84, with interest	or principal after	maturity of the	entire balance as	therein provide	d at the rate of	15.50	
Ì	linois, as the legal hole	der thereo' v fr	made payable at om time to time	i such banking h in writing appoi	nt and in the al	ompany in the City osence of such appoi	of Chicago, ntment, then	
in of of	84, with interest %) per annum, all linois, as the legal holt the office of Chicago gal holder thereof and the place of payment terest in accordance we any other agreement said three days, with rotest and notice of protest and notice and noti	ith the terms there contained in said out notice), and the	of an case defe Tust Deel (in w	ault shall occur hich event electi	and continue for on may be made	r three days in the at any time after t	performance he expiration	
-	NOW THEREFOR	E, to secure the	payment of the sa	id principal sun	n of money and	interest in accorda	nce with the	
te ar	rms, provisions and li	mitations of the a	bove menuon a r	acte and of this T	Frust Deed, and	the performance of t	the covenants	
ha T	nd agreements herein cand paid, the receipt valuese, its successors a	whereof is hereby nd assigns, the fol	acknowledged, lowing described	or' agors by thes	se presents CON all of their estat	VEY and WARRA e, right, title and in	NT unto the terest therein,	
	tuate, lying and being					Cook		
si S	tuate, lying and being TATE OF ILLINOIS,	g in the			TY OF		AND	
No	in Manual Train	ning Senool . the South We	Addition to st ½ of Sect	Pullman, a	of Lot 37 s.pdi isi wns.p 37	on in the	14	
No	in Manual Trainerth East & of ist of the Thir	the South We	st ½ of Sect	Pullman, a	s odivisi	on in the	14	
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ADDRESS 815 We 63rd Street CITY AND Chicago, Illinois 60621

MAIL TO

DOCUMENT NUMBER

THIS INSTRUMENT WAS PREPARED BY CHICAGO CITY BANK & TRUST CO. 816 W. 62-0 STREET CHICAGO, ILL. 60621 BY FRUITE DECEMBER.

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, r. store, or rebuild any buildings or improvements now or hereafter on the premises which may become danaged 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 claims for lien not expressly subordinated to the lien hereof; (4) pay when due any indebtedness which may be secured by a lien or change 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.

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, intribit 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 lax 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 limsurance 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 atsistatory to the alders of the note, under insurance policies 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 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 lays 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 art herein.

such rights to be evidenced by the standard mortgage clause to be attached to each policy, and shall deliver all policies, including additional and nerowal 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 herein prior are uired of Mortgagors in any form and manner deemed expedient, and may, but need not, make full or partial payments of prin ighal r interest on prior encumbrances, if any, and purchase, discharge, compromise or settle any tax lien or other prior lien or title with the contract of the note of the contract of the context and the payments of printing or redeem from any tax sale or forfeiture affecting said premises or contest any tax or assessment. All moneys paid for ny of the purposes herein authorized and all expenses paid or incurred in connection therewith, including reasonable attorneys' fees, and a composition of the note of the holders of the note to protect the mortgaged premises and the lien hereof, plus reasonable to mensation to Trustee for each matter concerning which action herein authorized may be taken, shall be so much additional indevience secured hereby and shall become immediately due and payable without notice and with interest thereon at the rate of seven per contract the payment of the prior of the note hereby secured making any payment hereby authorized relating to taxes or assessments, and of seven per contract the payment hereby authorized relating to taxes or assessments, and so according to j. bill, statement or estimate or into the validity of any tax, assessment, sale, forfeiture, tax lien or title or claim thereof.

6. Mortgagors shall pay e: h it no f indebtodness herein mentioned, both principal interest, when due according to the terms hereof. At the election of the holders of the note of the principal note, and without n

menced; or (c) preparations for the defense of any threatened suit o. pr. ceeding which might affect the premises or the security hereof, whether or not actually commenced.

8. The proceeds of any foreclosure sale of the premises shall be distributed and upplied in the following order of priority: First, on account of all costs and expenses incident to the forclosure proceedings, includin all such items as are mentioned in the preceding paragraph hereof; second, all other items which under the terms hereof constitute cover a distributed and interest remaining unpaid; 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 bill to foreclose this Trust Deed, the court in which such bill is filed may appoint a receiver of said premises. Such appointment may be made either before or after sale, without otice, vithout regard to the solvency or insolvency of Mortgagors at the time of application for such receiver and without regard to the depremises or whether the same shall be then occupied as a homestead or not and the Trustee hereunder may be app inted as such receiver. Such receiver and lall have power to collect the rents, issues and profits of said premises during the pendency of work foreclosure suit and, in case of a sale and a deficiency, during the full statutory period for redemption, whether there be redem. On or not, as well as during any further times when Mortgagors, except for the intervention of such receiver, would be entitled to color the tents, issues and profits, and all other powers which may be necessary or are usual in such cases for the protection, possess in, control, management and operation of the premises during the whole of said period. The Court 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 indubtedness secured hereby, or by any deere i preclosing this Trust Deed, or any tax, special assessment or other lien

11. 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 permitted for that purpose.

12. Trustee has no duty to examine the title, location, existence, or condition of the premises, nor shall Trustee be obligated trecord of this Trust Deed or to exercise any power herein given unless expressly obligated by the terms hereof, nor be liable for any cts or 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 indemnities satisfactory to him before exercising any power herein given.

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 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 requested any person who shall either before or after maturity thereof, produce and exhibit to. Trustee the principal note, representing that all indebtedness hereby secured has been paid, which representation Trustee may accept as true without inquiry. Where a release is requested of a successor trustee, such-successor trustee may accept as the genuine note herein described any note which bears a certificate of identification purporting to be executed by a prior trustee hereunder or which onforms in substance with the description herein contained of the principal note and which purports to be 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 and which purports to be executed by the persons herein designated as makers thereof.

14. Trustee may resign be instrument in writing filed in the office of the Decades of Principal 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 resignation, inability or refusal to act of Trustee, the then Recorder of Deeds of the county in which the premises are situated shall be 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 "Mortagors" 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 identified herewith under Identification No. 3/29

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. SCHICAGO CITY BANK AND TRUST COMPANY, Trussee
By: Sucill D Na Shee

END OF RECORDED DOCUMEN