COPY BALCHDIDA

GEORGE E. COLE · LEGAL FORMS	TRUST DEED (ILLINOIS) For Use With Note Form 1448	FORMNO. 206 April, 1980		
	(Monthly Payments Including Interest)	718826	200	
	CAUTION: Consult a lawyer before using or acting under this to All warrantes, including merchantability and fitness, are oxcluding	oim, ded.	212	20617
Till blocker	August 16, AUG-20-8	924284] ♦ 27220617 = A — R	ec 10.00
THIS INDENTUR	Earl Phillip Ow and Julie A	nn Ow.	ł	
between	his wife as joint tenants			
	1105 Birch Lane, Western Sp	oringe TL	1	
	AND STREET) (CITY) s "Mortgagors," and	(STATE)		
A	Commercial National Bank of	Chicago		
	4800 N. Western Avenue, Chi	LCAGO, IL	[
herein referred on	s "Trustee." witnesseth: That Whereas Mortene	ors are justly indebted	The Above Space For Rec	order's Use Only
to the legatho der- herewith excluded	a principal promissory note, termed "Installme by Mortgagors, made payable to Beater and deli- omiss to pay the principal sum ofSeven_t	ivered, in and by which	bundred and 00/100	
Dollars, and interes	August 10, 1984 on the	balance of principal rem	aining from time to time unpaid at the ra	te of 16.0 per cent
per annum, such pr	inc'n" sur and interest to be payable in installm	ients as follows: One	hundred fifty four and	91/100
	th ayor September, 19.84 and y of each and eary more the thereafter until said n			
shall be due on the	10th da_ofAugust1991; a	il such payments on accou	int of the indebtedness evidenced by sai	d note to be applied first
made payable at	when due, to bear ir crest fter the date for pa	hicago, Illinoi	S per cem per annum, and	an such payments being other place as the legal
notice of the note fi	nay, from time to time, in witing a poir i, which	note further provides that	at the election of the legal bolder thereo	rana without issuce, the
case default shall or	ining unpaid thereon, toget 'et' ' h' crued into cur in the payment, when due, of ' ' allment ree days in the performance of any of 'er agreeme	t of principal or interest in ent contained in this Trust	accordance with the terms thereof or in Deed (in which event election may be a	case default shall occur ade at any time after the
expiration of said t	hree days, without notice), and that all parties a	reto severally waive pro	sentment for payment, notice of disbon	or, protest and notice of
NOW THERI above mentioned n also in consideration	FORE, to secure the payment of the said rincipote and of this Trust Deed, and the perform nee on of the sum of One Dollar in hand paid, the Trustee, its or his successors and assigns, the	oals mof money and inter of the covenants and agree .co prohereof is hereby	est in accordance with the terms, provisi ments herein contained, by the Mortgag acknowledged, Mortgagors by these p	ons and limitations of the ors to be performed, and resents CONVEY AND
WARRANT unto	the Trustee, its or his successors and assigns, the city of Western Spr	tolloving described Re	ral Estate and all of their estate, right, to	ttle and interest therein. E OF ILLINOIS, to wit:
made, tympana.				
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				7.44 6
ı. Se	ot 16 in Ridgewood Unit 10, ection 18, Township 38 North	being a Subli . Range 12. ja	ision in the Northeast t of the Third Princip	1/4 of al
Se	ot 16 in Ridgewood Unit 10, ection 18, Township 38 North eridian, in Cook County, Ill	, Range 12, La	ision in the Northeast t of the Third Princip	1/4 of al
Se	ection 18, Township 38 North	, Range 12, La	ision in the Northeast t of the Third Princip	1/4 of al
Se	ection 18, Township 38 North eridian, in Cook County, Ill	, Range 12, La	ision in the Northeast t of the Third Princip	1/4 of al
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REPORT IN BAU CONDITION

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 mechanics lists or liens in flavor 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 exposable time any 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. Morted assessment when non-region may ussue occurs.

 3. Morted assessment when non-regions 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 be holders of the note, under insurance policies payable, in case of loss or damage, to Trustee for the benefit of the holders of the note, the repairing the properties of the properties of the note of the standard mortage clause to be attached to each policy, and shall deliver all policies, including additional and remap 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 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 encumbrances, if any, and purchase, discharge, compromise or settle any tax lie no rother prior lien or title or claim thereof, or redeem from any tax sale or forfeiture affecting said premises or contest any tax or assessment. All moneys paid for any of the purposes herein authorized at expenses paid or incurred in connection therewith, including reasonable attorneys fees, and any other moneys advanced by Trustee or the olders of the note to protect the mortgaged premises and the flien hereof, plus reasonable compensation to Trustee for each matter concerning with a viction herein authorized may be taken, shall be so much additional indebtedness secured hereby and shall become immediately due and as he is without notice and with interest thereion at the rate of nine percent per annum, Inaction of Trustee or holders of the note shall never be considered as a micro of my right accrating to them on account of any default hereunder on the part of Mortgagors.
- The crustee or the holders of the note hereby secured making any payment hereby authorized relating to taxes or assessments, may do so accord as trany bill, statement or estimate procured from the appropriate public office without inquiry into the accuracy of such bill, statement or carm he or into the viability of any tax, assessment, sale, forfeiture, tax hie nor title or claim thereof.
- nent of colimble estinoine various of any tax, assessment, sare, corretaire, tax near or tax or cannot access.

 6. 12 angapors shall pay each item of indebtedness herein mentioned, both principal and interest, when due according to the terms hereof. At the election of the access the principal note, and without notice to Mortgagors, all unpaid indebtedness secured by this Trust Deed shall, notwithstanding any ning a 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 see default shall occur and continue for three days in the performance of any other agreement of the Mortgagors herein contained.
- herein contained.

 7. When the indebtedness are by ceured shall become due whether by the terms of the note described on page one or by acceleration or otherwise, holders of the note of Trustee shall have 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 mortgage debt. In any suit to 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 suit to foreclose the lien hereof, there shall allowed and included as additional indebtedness in the decree for sale of the specific properties of the state of the stat
- 8. The proceeds of any foreclosure sale of the premises shal be listributed and applied in the following order of priority: First, on account of leosts and expenses incident to the foreclosure proceedings, nelto me all such items as are mentioned in the preceding paragraph hereof; second, all other items which under the terms hereof constitute secus, or bedness additional to that evidenced by the note hereby secured, with interest thereon as herein provided; third, all principal and interest recommendations of support to Mortgagors, their heirs, legal representatives or assigns as their rights may appear.
- sensitives or assigns as their rights may appear.

 9. Upon or at any time after the filing of a complaint to foreclose thir frus been the Court in which such complaint is filed may appear.

 9. Upon or at any time after the filing of a complaint to foreclose thir frus been the court in which such complaint is filed may appoint a receiver of said premises. Such appointment may be made either before or after ale—tithout notice, without regard to the solvency or insolvency of Mortgagors at the time of application for such receiver and without regard to 'e. the n 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 exceiver. Such receiver, shall have power to collect the rents, issues and profits of said premises during the pendency of such foreclosure suit and 'case of a sale and a deficiency, during the full statutory period for redemption, whether there be redemption on, to, as well as during any interfer time—'m Mortgagors, except for the intervention of such receiver, would be entitled to collect such rents, issues and profits, and all other powers v. ach m. v be necessary or are usual in such cases for the protection, possession, control, management and operation of the premises during the wole of Se profied. The Court from time to it me may authorize the receiver to apply the net income in his hands in payment in whole or in part [1] [1]. The indebtedness secured hereby, or by any decree foreclosing this Trust Deed, or any tax, special assessment or other lien which has be seen superior to the lien hereof or of such decree, provided such application is made prior to foreclosure sale; [2] the deficiency in case of a view, deficiency.
- 11. Trustee or the holders of the note shall have the right to inspect the premises at all reasonable time and access thereto shall be permitted for that purpose.
- 12. Trustee has no duty to examine the title, location, existence, or condition of the premises, nor shal. Trus rebe obligated this Trus Deed or to exercise any power herein given unless expressly obligated by the terms hereof, nor be liable, may appear the hereunder, except in case of his own grows negligence or misconduct or that of the agents or employees of Trustee, and he may requisatisfactory 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 (idence at all includences secured by this Trust Deed has been fully paids and Trustee may execute and deliver a release hereof to and a the recess of any coron who shall either before or after maturity thereof, produce and exhibit to Trustee the principal note, representing that the she hereby secured has been paid, which representation Trustee may accept as true without inquiry. Where a release is requested of a vace: so the second successor trustee may accept as the genuine note herein described any note which hears a certificate of identification purporting to second the principal note and aniet purports to be executed by the persons herein described any note which the persons herein designated as the makers thereof; and where the release is requested of the original trustee and need to the release of the principal note and aniet purports to be executed by the persons herein designated as the makers thereof; and where the release is requested of the original trustee and need to the principal note described herein, he may accept as the genuine principal note 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 by instrument in writing filed in the office of the Recorder or Registrar of Titles in which this instrum

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 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 notg, or this Trust Deed.

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 FILLED FOR RECORD.

The Installment Note mentioned in the within Trust Deed has been

identified persons under Identification No. 400235

END OF RECORDED DOCUMENT