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ORGE E. COLE.		FORMNO.206	i		
EGAL FORMS	TRUST DEED (ILLINOIS)	April, 1980	SS		
(Mor	For Use With Note Form 1448 nthly Payments including interest)		78		
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CAUTION: All warrance	Consult a lawyer before using or acting under this for es, including merchantability and litness, are exclude	ता. ed.	1 52		10.00
	August 31,	0-04 9508410	27246932	A + [1]	10.00
S INDENTURE, made	Wallace, divorced	and not			
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irce remarri	ed.		2	7246932	
7:5 S. 2nd A		IL			
NO. AND STR ein referrer to 15 "Mortg: ank	Mastricod Prot	viso State			
11 Madison	Street Maywood	IL			
(NO. A. ''' STP	(CITY)	(STATE)			
ein referred to as "Truse	e," inesseth: That Whereas Mortgag ip , pro aissory note, termed "Installme	ors are justly indebted	The Above Spa	ice For Recorder's Use Or	nly
ewith, executed by Morts	a cors man payable to Bearer and deli	K"CHOUSENO" for	r hundred do	ollars and 00	/100
lars, and interest from	pays' principal sum of FTTTEEE	balance of principal remaini	ng from time to time unna	id at the rate of 14.00	percent
annum, such principal su	on the arm and interest to be president installming of October 1984 and	ents as follows. Two hur	dred eighty-	eight dollar	s and 60,
llars on the <u>1st</u> da	yof October 1984 and	two nundred ei	gnty-eight o	TOTTELS & POV	ogligican
day of each	and every month thereafternn,nid no day ofSeptem er_1991, al est on the unpaid principalalance and the no. to bear interest after the date, or pa	ote is fully paid, except that t	he tinal payment of princi	ipal and interest, if not soc	ner paid, nlied fire
n be due on the	st on the unpaid principal slance and th	n such payments on account on remainder to principal; the	ne muchteaness evide portion of each of said in	stallments constituting pri	ncipal, to
extent not paid when du	te, to bear interest after the date or pa	ment thereof, at the rate of	. 60153		
de payable at	time to time, in writing appoint, which	ote t riber provides that at t	he election of the legal ho	lder thereof and without n	otice, the
ncipal sum remaining un	paid thereon, together with accrued in e payment, when due, of any installment	rest ' er on, shall become a	t once due and payable, a	t the place of payment afor	resaid, in
e default shall occur in the I continue for three days i	e payment, when due, of any installment in the performance of any other agreeme s, without notice), and that all parties th	int c at: ned in this Trust De	ed (in which event election	n may be made at any time	e after the
oiration of said three day: otest,	s, without notice), and that all parties th	nereto si verally wains oreser	itment for payment, notic	e of dishonor, protest and	i notice of
	to secure the payment of the said princip	al sum of mon y and int rest	in accordance with the ter	ms, provisions and limitat	ions of the
o in consideration of the	sum of One Dollar in hand paid, the r	a me covenant, and agreeme	manerem contanicu, by t		·····
ARRANT unto the Trus	July of Othe Bount III mand paret me .	eceipt whereof is here y as	nowledged, Mortgagors	by these presents CONV	EY AND
unto Ivina and being in th	tee, its or his successors and assigns, the City of Maywood	receipt whereof is nem'y act the following describer Real COUNTY or	knowledged, Mortgagors istate and all of their est COOK	by these presents CONV ate, right, title and interest and STATE OF ILLINO	EY AND st therein, IS, to wit:
	to secure the payment of the said princip of this Trust Deed, and the performance sum of One Dollar in hand paid, the r tee, its or his successors and assigns, the City of Maywood				
Lot 8 and	the North 12.9 feet o	f Lot 9 (except	the wast 43 fee	et of said lots	
Lot 8 and in Block	the North 12.9 feet of 183 in Maywood a subdi-	f Lot 9 (except vision in Sectio	the wast 43 fee ns 2, 11 and 14	et of said lots 4, Township 39)
Lot 8 and in Block	the North 12.9 feet o	f Lot 9 (except vision in Sectio	the wast 43 fee ns 2, 11 and 14	et of said lots 4, Township 39)
Lot 8 and in Block	the North 12.9 feet of 183 in Maywood a subdi-	f Lot 9 (except vision in Sectio	the wast 43 fee ns 2, 11 and 14	et of said lots 4, Township 39)
Lot 8 and in Block	the North 12.9 feet of 183 in Maywood a subdi-	f Lot 9 (except vision in Sectio	the wast 43 fee ns 2, 11 and 14	et of said lots 4, Township 39)
Lot 8 and in Block	the North 12.9 feet of 183 in Maywood a subdi-	f Lot 9 (except vision in Sectio	the wast 43 fee ns 2, 11 and 14	et of said lots 4, Township 39)
Lot 8 and in Block	the North 12.9 feet of 183 in Maywood a subdi-	f Lot 9 (except vision in Sectio	the wast 43 fee ns 2, 11 and 14	et of said lots 4, Township 39)
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- 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; (1) keep said premises free from mechanic's litens or liens in flavor of the United States or other liens or claims for lien not expressly suborated to the lien hereof; (4) payed 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 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 reparting the same or to pay in full the indebendense 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 benefit of the holders of the note, such rights to be evidenced by the standard mortage chance to be attached to each policy, and shall deliver all policies, including additional and renewal polics, 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 the chumbrances, if any, and purchase, discharge, compromise or settle any tax lien or other prior lien or title or claim thereof, or redeem form y tax also or forfeiture affecting said premises or contest any tax or assessment. All monetys paid for any of the purposes herein authorized at all xpenses paid or incurred in connection therewith, including reasonable attorneys fees, and any other moneys advanced by Trustee or the lider of the note to protect the mortgaged premises and the lien hereof, plus reasonable compensation to Trustee for each matter concerning whom a non-brein authorized may be taken, shall be so much additional indebtedness secured hereby and shall become immediately due and payable which to notice and with interest therecome at the rate of mine per cent per annum. Inaction of Trustee or houses of the note shall never be considered as a wait of the "Decorating to them on account of any default hereunder on the part of Mortgagors."
- 5. The Trus" or the holders of the note hereby secured making any payment hereby authorized relating to taxes or assessments, may do so according to any "in, statement or estimate procured from the appropriate public office without inquiry into the accuracy of such bill, statement or estimate c into " stallity of any tax, assessment, sale, forfeiture, tax lien or title or claim thereof.
- Mortgagors s all ry each item of indebtedness herein mentioned, both principal and interest, when due according to the terms hereof.

 At the election of the both reach the principal note, and without notice to Mortgagors, all unpud indebtedness secured by this Trust Deed shall, not withstanding anyth reach 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 the shall occur and continue for three days in the performance of any other agreement of the Mortgagors herein contained.
- or principal or interest, or in case and a summary of three days in the performance of any other agreement of the Mortgagors.

 1. When the indehedness hereoy acured shall become due whether by the terms of the note described on page one or by acceleration or otherwise, holders of the note or Trus, es 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 and in any suit to foreclose the lien hereof, there shall be allowed and included as additional destendings in the decree for sale all expendid as and openess which may be paid or incurred by or on behind of Trustee or holders of the note of autorneys fees, Trustee's fees, appraiser's fee outlys for documentary and expert evidence, stenographers' charges, publication costs and costs (which may be estimated as so tiems to be exp. at a certain and assurances with respect to title as Trustee or holders of the note may deem to the reasonably necessary either to prosecute such surface. The evidence to hidders at any sale which may be had pursuant to such decree the true condition of the title to or the value of the premises. In audit 7n, a expenditures and expenses of the nature in this paragraph mentioned shall becomes on much additional indebedness secured hereby and in order by 2 and payable, with interest thereon at the rate of nine per cent per annum, when paid or incurred by 1 trustee or holders of the note in connection. The foreclosure hereof alter accrual of such first be Deed or any indebedness hereby secured; or (b) preparations for the commencement of any sun for 15 foreclosure hereof alter accrual of such right to foreclosure whether or not actually commenced.
- 8. The proceeds of any foreclosure sale of the premises shall be divibiled and applied in the following order of priority: First, on account of costs and expenses incident to the foreclosure proceedings, including an sea. It is as as are mentioned in the preceding paragraph hereof, second, all other items which under the terms hereof constitute secured indebted as so ditional to that evidenced by the note hereby secured, with interest thereon as herein provided; third, all principal and interest remaining under the first proceeding the principal and interest remaining under the process of the pro
- 9. Upon or at any time after the filing of a complaint to foreclose this Trust Deed, not out, in which such complaint is filed may appoint a receiver of said premises. Such appointment may be made either before or after sale, within at not e, without regard to the solvency or insolvency of Mortgagors at the time of application for such receiver and without regard to the then valve of v. premises or whether the same shall be then occupied as a homestead or not and the Trustee hereunder may be appointed as such receiver. S. an re-tiver shall have power to collect the rents, issues and profits of said premises during the pendency of such foreclosure suit and, in case of a sale and adelicency, during the full statutory period for redemption, whether there be redemption or not, as well as during any further times who is organises, except for the intervention of such receiver, would be entitled to collect such rents, issues and profits, and all other powers which may be nece any or are usual in such cases for the protection, possession, control, management and operation of the premises during the whole of said perior. 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 inc bledness secured hereby, or by any decree foreclosing this Trust Deed, or any tax, special assessment or other lien which may be or become a verifor to be lien hereof or of such decree, provided such application is made prior to foreclosure sale; (2) the deficiency in case of a sale and dehener.
- 10. No action for the enforcement of the lien of this Trust Deed or of any provision hereof shall be subject to a very line 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 the no 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 ob. gated or ecord this Trust Deed or to exercise any power herein given unless expressly obligated by the terms hereof, nor be liable for any acts or an isomethecunder, except in case of his own gross negligence or misconduct or that of the agents or employees of Trustee, and he may require and mnittee 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 n-debtedness secured by this Trust Deed has been fully paid; and Trustee may execute and deliver a release hereof to and at the request of a version 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 genine note herein described any note which bears a certificate of identification purporting to be executed by a prior trustee hereunder or 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 the makers thereof; and where the release is requested of the original trustee and he has never executed a certificate on any instrument identifying same as the principal note 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 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, 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 fit 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 TRUSTEE, BEFORE THE TRUST DEED IS FILED FOR RECORD.

dentified herewith under Identification No.
Trustee

Y

END OF RECORDED DOCUMENT