UNOFFICIAL COPY

Reginald Anderson, and Ciladys, M. Anderson, his wife. 13628 South Craspford Avenue Robbins, 1111nois 60472 606 A0516EDT (2007) 13737 West 14746 Street, Middothain, Illinois 17437 West 14746 Street, Middothain, Illinois 17447 West 14746 Street, Middothain, Illinois, 17447 West 14746 West 14747 West 14746 West 14747 West 14746 West 14747 West 14747 West 14746 West 14747		TRUST DEED (ILLINOIS) For Use With Note Form 1449 (Interest in Addition To Monthly Principal Payments)	FORM NO. 207 273	73230	14 DEC 84 3		ļ
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Dollars, on the St.	ere. referred to as "Trus	stee," witnesseth:		The Above S	pace For Recorder's U	se Only	_
without and the management of the Mortgagers of even date herewith made psyable to Midnohina State Bank and delivered, in and by which said Note the Mortgagers promise ph. tesist sum in consecutive monthly highlaments as follows: "Low Hundred Four and 87/100 Dollers, on the 9th day of January 1,9 65 and a like sum Two Hundred Four and 87/100 Dollers, on the 9th day of each month thereafter until this Note is fully raid, each of said installments shall bear interest after maturity at the rate of 15.5.23 error for earning, and all of said promises being made spayles at MIDLOHIAM STATE BANK, 3737 West 147th Street, Middon 1 to 15.5.23 error for earning and all of said promises being made spayles at MIDLOHIAM STATE BANK, 3737 West 147th Street, Middon 1 to 15.5.23 error for earning appoint, which note further provides that at the propable, at the place of payment afforcis, in a set offerth state and course the payment, when the day of any street in the said state of the payment afforcis in a set offerth state and course the payment, when the day of any street state and state of the said state of make the said state of the said of the said state of the said state of the said of the said of the said state of the said of the said state of the said of the said of the said state of the said of the said state of the said of the said of the said of the	HAT HEREAS	the Mortgagors are justly indebted to the	legal holder or holders of	the Note hereinafter desc	ribed, in the sum of \$1		
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in the State aforesaid, DO HEREBY CERTIFY that Gladys M. Anderson, his wife. MAPPESS SEAL personally known to me to be the same person is whose name S above subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged thatt.e.y_ signed, sealed and delivered the said instrument is	a hick, with the property TOGETHER with a long and during all such it all apparatus, equipment ingle units or centrally c coverings, inador beds, as ingle units or centrally c coverings, inador beds, as ingle units or centrally c coverings, inador beds, as ingle units or centrally c coverings, inador beds, as ingle units greed that considered as constituting TO HAVE, AND TO forth, free from all right Mortgagors do hereby ex o an estate of homestea to an estate of homestea to an estate of homestea the name of a record ow This trust deed coasi witness the hands a PLEASE	hereinafter described, is referred to hereinafter described, and ventilation, including (winnings, stores and water heaters. All of the all similar apparatus, equipment or article part of the real estate. HOLD the premises unto the said Trusts and benefits under and by virtue of the pressily release and waive: Which Provide to the extent in value of \$7.50 to the fe or otherwise and occupied by him or her as is and benefits in value of \$7.50 to the fe or otherwise and occupied by him or her as issist of two pages. The covenants, consider are a part hereof and shall be binding on a seak sy Mortagapors the day and yeag fi	n as the "premises," ixtures, and appurtenances (which are pledged prima reon used to supply heat, thout restricting the foreg to foregoing are declared to the streamer between the streamer of the streamer	the North East Ininois. Ithird Principal Itinois. Itin	rents, issues and profit in the rents, issues and profit in the restriction of the rents in the	is thereof for so condarily), and ration (whether windows, floor cheel thereto or assigns shall be refits the shall be initial or resir of a condarily or a condor resir of a condor residence residence residence resir of a condor residence residen	
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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 evidence of the discharge of such prior lien to Trustee or to holders of the note; (5) complete within a reasonable time any buildings or buildings or not 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 receips 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 windictient either to pay the cost of replacing or repairing the same or to pay in full the indebtedness secured hereby, all in companies astiskatory 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 mortgage clause 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 net repeture users or applicable and the respective users 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 prior encumbrances, 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 forfeiture affecting said premises or contest any tax or assessment. All moneys paid for any of the purposes herein authorized and all expenses paid or incurred in connection therewith, including reasonable attorneys lees, 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 for each matter concerning which action herein authorized may be taken, shall be so much additional indebtedness secured hereby and shall become immediately due and payable without notice and with interest thereomet after rate of nine per cent per annum. Inaction of Trustee or holders of the note shall never be considered as a waiver of any right accruing to them on account of any default hereunder on the part 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 so according to any bill, statement or estimate procured from the appropriate public office without inquiry into the accuracy of such 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 each item of indebtedness herein mentioned, both principal and interest, when due according to the terms hereof.

 At the election of the holders of the principal note, and without notice to Mortgagors, all unpaid indebtedness secured by this Trust Deed shall, notwinbranding 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 her in co. tail or
- her inc. (a) "..."

 7. In the life indebledness hereby secured shall become due whether by the terms of the note described on page one or by acceleration or otherwise, holder of the note or 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 callor ment of a mortgage debt, in any suit to foreclose the lien hereof, there shall be allowed and included as additional included as additional in the decrete for a state of the state
- 8. The proceeds of any foreclosure sale of the previous shall be distributed and applied in the following order of priority: First, on account of all costs and expenses incident to the foreclosure where mere instructions are mentioned in the preceding paragraph hereof; second, all other items which under the terms hereof constitutes are constituted and different paragraphs and the control of the process of t
- sentatives or assigns as their rights may appear.

 9. Upon or at any time after the filing of a complaint to freche this Trust Deed, the Court in which such complaint is filed may appoint a receiver of said premises. Such appointment may be made either before or after sale, without notice, without regard to the solveney or insolveney of Mortgagors at the time of application for such receiver and without team 1 to the then value of the premises or whether the same shall be then occupied as a homestead or not and the Trustee hereunder may be an onticed as such receiver. Such receiver shall have govern to collect the rents, itsues and profits of said premises during the full statutory period for redemption, whether there be redemption or not, as well as during any furth r times when Mortgagors, except for the intervention of such receiver, would be entitled to collect such rents, issues and profits, and all there power which may be next or or a such assistance of the protection, possession, control, management and operation of the premises upon the protection. Provided the property of the receiver to apply the net income in his hands in payment in whole or is part. (1) The indefenses secured hereby, or by any educate foreclosing this Trust Deed, or any tax, special assessment or other lien which nay be come superior to the lien hereof or of such decree, provided such application is made prior to foreclosure sale; (2) the deficiency in race of sale and deficiency have the payment which would not be subject to any defense which would not
- 10. No action for the enforcement of the lien of this Trust Deed or of any provision he eof stall be subject to any defense which would not be good and available to the party interposing same in an action at law upon the note hereby start at
- 11. Trustee or the holders of the note shall have the right to inspect the premises at all reaconable to es 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 shall T when be obligated to record this Trust Deed or to exercise any power herein given unless expressly obligated by the terms hereof, nor be lable for any acts or omissions hereunder, except in case of his own gross negligence or misconduct or that of the agents or employees of Trustee, and he in any 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 satisfactury resence 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 person who shall either before or after maturity thereof, produce and exhibit to Trustee the principal note, representing the representation trustee may accept as true without inquiry. Where a release is requested of a recess it rustees, such successor trustee may accept as the genuine note herein described any note which bears a certificate of identification purper size of the executed by a prior trustee hereinder or which conforms in substance with the description herein contained of the principal note and in his never 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 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 contained in which the premises are situated shall be second Successor in Trust. Any Successor in Trust hereunder shall have the identical title, powers authority as are herein given Trustee, and any Trustee or successor shall be entitled to reasonable compensation for all acts performed hereur n for all acts performed hereunder.

15. If all or any part of the premises, or any interest therein, is sold or transferred by Mortgagors, including a sale by Articles of Agreement for Deed, the Trustee may, at his option, declare all the canounts secured by this Trust Deed to be immediately due and payable.

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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.

The Installment Note mentioned in the within Trust Deed has be	cc
Charles and the control of the contr	
identified herewith under Identification No.	_
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END OF RECORDED DOCUMEN