UNOFFICIAL COPY TRUST DEED (ILLINOIS) (Mountiny payments including interest) 8 5 2852022895

<u> </u>	Robert C.	Parmi	herein refer	red to as "Mortgagors," and
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the most tile above mentioned in	b. payment of the said prints. And of this Trust Deed	ncipal turn of money and L and the performance of t	interest in accordance with	the terms, provisions and
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THE FOLLOWING ARE THE COVENANTS, CONDITIONS AND PROVISIONS REFERED TO ON PAGE 1 (THE REVERSE SIDE OF THIS TRUST DEED) AND WISCH FORM A PART OF THE TRUST DEED WHICH THERE BECTYS:

- 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 learn 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 socured by a lien or charge on the premises superior to the lien hereof, and upon request earbid's 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 afterations in said premises except as required by law or municipal ordinance of as previously consented to in writing by the Trustee or holders of the note.
- Moregagors shall pay before any penalty attaches all general taxes, and shall pay special taxes, special essessments, water charges, sewer
 service charges, and other charges against the premines 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. Mortgagous 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, 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 claime 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 days prior to the respective dates of expiration.
- 4. In case of default therein, Trusten ever the holders of the note may, but need not, make any payment or perform any act hereinbefore remired of Mortgagors in any form and manner deemed expedient, and may, but need not, make full or partial payments of principal or interest on pi or encumbrings. If any, and purchase, discharge, compromise or write any tax less on other prior lies or title or claim thereof, or realests on any tax sales in forteriors and for interest on the purposes became any tax in account. All more typical or incurred in himselfung termines or contest any tax is accounted in the purposes and became any other moneys advanced by Truster or lies only or of the note to protect the mortgaged premises and the lies hereof, plus reasonable compensation to Trustee for each matter concerning on the note borion sufficient may be taken, shall be so much additional indefiness secured hereby and shall become immediately sine and pay. It is also much additional indefined on the part of Mortgagors.
- 5. The instee or the holders of the note hereby secured making any payment hereby authorized relating to takes or assessments, may do so according to x₀, 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 lies or title or claim thereof.
- 6. Mortgage a r tall pay each item of indebtedness herein mentioned, with principal and interest, when due according to the terms hereof. At the election of the notices of the principal note, and without notice to Mortgagors, all unpaid indebtedness incurred by this Trust Deed shall notwithstanding anything in an 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 or is a fault shall occur and continue for three days in the performance of any other agreement of the Mortgagors herein contained.
- 7. When the indebtedness here'y so used shall become due whether by the terms of the note described on page one or by acceleration or otherwise, holders of the note or Tristee's tall have the right to foreclose the lien beroof and also shall have all other rights provided by the laws of Illinois for the enforcement of a configure debt. In any suit to foreclose the lien heroof, there shall be allowed and included an additional indebtedness in the decree for sale all experiations as and expenses which may be paid or incurred by or on behalf of Trustee or holders of the note for attorneys' fees, Trustee's fees, appraiser's for, contains for documentary and expert evidence, stenographers' charges, publication costs and costs (which may be estimated as to items to be or not of ster entry of the decree) of procuring all such abstracts of title, title scarches and examinations, guarantee policies. Torrens certificates, so, or initial data and assurances with respect to title as Trustee or holders of the note may deem to be reasonably necessary either to procedule such a cort of evidence to bidders at any sale which may be had pursuant to such decree the true condition of the title to or the value of the premises. It addition, all expenditures and expenses of the nature in this paragraph mentioned shall become on such additional indebtedness secured hereby a clim hereby a clim hereby the intervent thereon at the rate of seven per cent per annum, when paid or incurred by Trustee or holders of the note in connection with (a) any action, suit or proceeding, including but not limited to probate and bankruptery proceedings, to which either climer shall be a party, either as planniff, claimant or defendant, by reason of this Trust. Deed or any indebtedness security here of, whether or not actually commencement of any suit for the foreclosure hereof after accrual of such right to foreclose whether or not actually commenced in the defense of any threatened unit or proceeding which might affect the premises or the security here
- 8. The proceeds of any foreclosure sale of the premises shall be distributed and applied in the following order of priority: First, on account of all costs and expenses incident to the foreclosure proceedings, including at such items as are mentioned in the preceding paragraph hereof; second, all other items which under the terms hereof constitute secured indefied sets additional to that evidenced by the note hereby secured, with interest therein provided; third, all principal and interest remaining unguid, 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 complaint to foreclose this Trus. 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 sail, without notice, without regard to the solvency or insolvency of Mortgagors at the time of application for such receiver and without regard to the niet, 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 1.07 or Such receiver 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 a deficiency, during the full statutory period for redemption, whether there be redemption or not, as well as during any further time soft in Mortgagors, except for the intervention of such receiver, would be entitled to collect such rents, issues and profits, and all other powers which may be necessary or are usual in such cases for the protection, possession, control, management and operation of the premises during the whole of said period. The Court from time to time may authorize the receiver to caply the net income in his hands in payment in whole or in part of: (3) The "abeltedness secured hereby, or by ony decree foreclosing this Trust Deed, or any tax, special assessment or other lien which may be or before a 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 sale and defining;
- 10. No action for the enforcement of the lien of this Trust Deed or of any provision hereof shall be st bject to any defense 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 impect the premises at all reasonable times and access thereto shall be per-
- 12. Trustee has no duty to examine the title, location, existence, or condition of the premises, nor shall Trust e be obligated to record this Trust Deed or to exercise any power herein given unless expressly obligated by the terms bereof, nor be liable for you to or omissions hereunder, except in case of his own gross negligence or mexconduct or that of the agents or employees of Trustee, and he may a quite 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 request of 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 greating 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 herein, he may accept as the granuine principal note and which purports to be executed by the persons herein designated as makers thereof.

14. Trustee r	nay resign by instrument is ed. In case of the death, re	writing filed in the offic	e of the Recorder or Re	gistrar of Tiples je phic	(This instrument	thall have
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15. This Frust 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.

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 FILFD FOR RECORD.

The Installment Note mentioned in the within Trust Deed has been identified herewith under Identification No.

Contig True

UNOFFICIAL COPY

85202399

DEFT-01 RECORDING \$12.25 T#3333 TRAN 0143 09/29/25,13:51:00 #0280 # C #-85-262897

TO MAIL

-85-202899