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CALITION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect therefo, including any warranty of merchantability or illness for a particular purpose.	्र प्रदेश के दिन्त हैं । इस कि अपने पूर्व क्षित्र के अपने के अपने क्षित्र के अपने क्षित्र के अपने क्षित्र के अ इस का अपने अपने अपने के अपने अपने के अपने के अपने अपने अपने अपने अपने अपने अपने अपन
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1551 Taft Avenue Berkeley II. (NO. AND STREET) (CITY) (STATE) herein referred to as "Mortgagors," and	DEPTTO 1. RECIPEDING THE ARTHUR \$11
National Bank of Commerce	TEACH TO COOK COUNTY TECHNOER TO A ST
5500 St. Charles Road Berkeley IL.	The state of the s
herein referred to as "Trustee," witnesseth: That Whereas Mortgagors are justly indebted to the legal holder of a principal promissory note, termed "Installment Note," of even dute herewith, executed by Mortgagors, made payable to Bearer and delivered, in and by which note Mortgagors promise to may the principal sum of ELANCY-FOUR HOUSA! Dollars undinterest from Cate on the balance of principal remains	The Above Space For Recorder's Use Only in the Above Space For Recorder's Use Only in the Only in the International Internationa
per annum, such principal so an and interest to be payable in installments as follows: EAGN: Distriction was a such principal so an and interest to be payable in installments as follows: EAGN: Distriction was a such principal so an annumber of the payable was payable in installments as follows: EAGN: Distriction was a such principal so an annumber of the payable in installments as follows: EAGN: Distriction was a such principal so an annumber of the payable in installments as follows: EAGN: Distriction was a such principal so an annumber of the payable in installments as follows: EAGN: Distriction was a such principal so an annumber of the payable in installments as follows: EAGN: Distriction was a such principal so an annumber of the payable in installments as follows: EAGN: Distriction was a such principal so an annumber of the payable in installments as follows: EAGN: Distriction was a such principal so an annumber of the payable in installments as follows: EAGN: Distriction was a such principal so an annumber of the payable in installments as follows: EAGN: Distriction was a such payable in installments as follows: EAGN: Distriction was a such payable in installments as follows: EAGN: Distriction was a such payable in installments as follows: EAGN: Distriction was a such payable in installments as follows: EAGN: Distriction was a such payable in installments as follows: EAGN: Distriction was a such payable in installments as follows: EAGN: Distriction was a such payable in installments as follows: EAGN: Distriction was a such payable in installments as follows: EAGN: Distriction was a such payable in installments as follows: EAGN: Distriction was a such payable in installments as follows: EAGN: Distriction was a such payable in installments as follows: EAGN: Distriction was a such payable in installments as follows: EAGN: Distriction was a such payable in installments as follows: EAGN: Distriction was a such payable in installments as follows: EAGN: Distriction was a such payable in installments as follows:	ty-Four Thousand plus interest
shall be the or the court to neer year and the remainder to principal; to neer year and the remainder to principal; to	nt of the indebtedness evidenced by said note to be applied first x , the portion of each of said installments constituting principal, to
the extent not paid when due, to bear interest after the date for payment thereof, at the rate of	of 15.2 per cent per annum, and all such payments being
made payable at National Fank of Commerce holder of the note may, from time to time, it witing appoint, which note further provides that a principal sum remaining unpaid thereon, together with accrued interest thereon, shall become case default shall occur in the payment, when due, if a y' stallment of principal or interest in an and continue for three days in the performance of may concern agreement contained in this Trust Expiration of said three days, without notice), and that all provides thereto severally waive present contained in the content of the content of process.	t the election of the legal holder thereof and without notice, the at once due and payable, at the place of payment aforesaid, in coordance with the terms thereof or in case default shall occur beed (in which event election may be made at any time after the entment for payment, notice of dishonor, protest and notice of a contract of the contract of
NOW THEREFORE, to secure the payment of the said principal sum of money and interest above mentioned note and of this Trust Deed, and the performance of the evenants and agreemals on in consideration of the sum of One Dollar in hand puld, the receipt whereof is hereby a WARRANT unto the Trustee, its or his successors and assigns, the following described Real situate, lying and being in the Village of Berkel.	ents herein contained, by the Mortgagors to be performed, and 🤌 eknowledged, Mortgagors by these presents CONVEY AND : Extate and all of their extate, right, title and interest therein, 🕾
The North 61 feet of Lot 152 feet of Lots 60 feet of Lot 14) in Block 3 in Wolf Road	Highlands Robertson's and
Range 12, East of the Third Principal Mer: Illinois.	Section 7, Township 39 North, 3
Range 12, East of the Third Principal Mer: Illinois. which, with the property hereinafter described, is referred to herein as the "premises."	Section 7, Township 39 North, 3
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(BTATE)

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Charles Road 60163

(ZIP CODE)

OR RECORDER'S OFFICE BOX NO. .

Berkeley

Mail this instrument to

- THE FOLLOWING ARE THE COVENATI, CONTITIONS IN DERDYAGONS REFERED TO COVE I (THE REVERSE SIDE OF THIS TRUST DEED) AND WHICH FOLL 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 now or at any time in process of crection 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 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 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 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 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' fees, 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 thereon at the 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 accruir g to hem on account of any default hereunder on the part of Mortgagors.
- 5. The Trustee or the boders of the note hereby secured making any payment hereby authorized relating to taxes or assessments, may do so according to any bill, stater.en' or estimate procured from the appropriate public office without inquiry into the accuracy of such bill, statement or estimate or into the valid w of any tax, assessment, sale, forfeiture, tax lien or title or claim thereof.
- 6. Mortgagors shall pay er a few of indebtedness herein mentioned, both principal and interest, when due according to the terms hereof. At the election of the holders of the win sipal note, and without notice to Mortgagors, all unpaid indebtedness secured by this Trust Deed shall, notwithstanding anything in the principal, rate 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
- 7. When the indebtedness hereby secured shall become due whether by the terms of the note described on page one or by acceleration or otherwise, holders 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 llinois for the enforcement of a mortgage delt. In the subject of the control of the decree for sale all expenditures and expenses which may be paid or incurred by or on behalf of Trustee or holders of the note for attorneys' fees, appraiser's fees, outlays for the decree of procuring all such abstracts of title, title searches and examinations, guarantee policies. Torrens certificates, and similar data and assurances with respect to title as Trustee or holders of the note may deem to be reasonably necessary either to prosecute such suit or to end note to bidders at any sale which may be had pursuant to such decree the true condition of the little to or the value of the prumises. In addition, respectively, and such additional indebtedness secured hereby and immediately the and payable, with interest thereon at the rate of nine per cent per annum, when paid or incurred by Trustee or holders of the note in connection with a party, either as plainn? Laimant or defendant, by reason of this Trust Deed or any indebtedness hall be commenced; or (b) preparations for the commencement of any suit for the prepasure hereof after accrual of such right to foreclose whether or not actually commenced; or (c) preparations for the defense of any threatened suit or proceeding 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 applied in the following order of priority: First, on account of all costs and expenses incident to the foreclosure proceedings, including al. e.c., items as are mentioned in the preceding paragraph hereof; second, all other items which under the terms hereof constitute secured indebtedness additional to that evidenced by the note hereby secured, with interest thereon as herein provided; third, all principal and interest remaining unit, aid, 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 Trust Dec., 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 solvency or insolvency of Mortgagors at the time of application for such receiver and without regard 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 appointed as such receiver. 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 size and a deficiency, during the full statutory period for redemption, whether there be redemption or not, as well as during any further times view. Mortgagors, except for the intervention of such receiver, would be entitled to collect such rents, issues and profits, and all other powers which the protection, possession, control, management and operation of the premises during the whole of any derived. 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 inclebtedness secured hereby, or by any decree foreclosing this Trust Deed, or any tax, special assessment or other lien which may be or become 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 deficiency.
- 10. No action for the enforcement of the lien of this Trust Deed or of any provision hereof shall 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 secured.
- 11. Trustee or the holders of the note shall have the right to inspect the premises at all reasonable times and cross 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 Trustee be obligated to record this Trust Deed or to exercise any power herein given unless expressly obligated by the terms hereof, nor be liable 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 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 request of any person who shall either before or after majurity thereof, produce and exhibit to Trustee the principal note, representing that all indebtedness hereby secured has been paid, which representation Trustee may accept as the genuine right force in described any note which bears a certificate of identification purporting to be executed by a prior trustee hereunder or which bears in substance with the description herein contained of the principal note and which purports to be executed by the persons herein designated 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 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 this Trust Deed, whether or not such persons shall have executed the principal note, or this Trust Deed, whether or not such persons shall have executed the principal note, or this Trust Deed, whether or not such persons shall have executed the principal note, or this Trust Deed, whether or not such persons shall have executed the principal note, or this Trust Deed, whether or not such persons shall have executed the principal note, or this Trust Deed, whether or not such persons shall have executed the principal note, or this Trust Deed, whether or not such persons shall have executed the principal note, or this Trust Deed, when the principal note, or the princip

	The Installment Note mentioned in the	within Trust Deed has been
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FOR THE	PROTECTION (OF BOTH TH	E BORROW		identified herewith	under Ider	Hificat	ion No
LENDER,	THE NOTE SE	CURED BY	THIS TRUS	T DEED			_	_ K.29
SHOULD B	E IDENTIFIED	BY THE TRI	JSTBE, BEF	ONE THE	National	Bank	οf	Comm
TRIEST IND	ED IS BILED DO	10 0 0 0 0 0 0 0 1 1 1 1 1 1 1 1 1 1 1						

National	Bank	οf	Commerce
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