UNOFFICIAL COMPREIAL BUSINESS" VILLAGE OF OAK PARK

TRUST DEED

86563048

THE ABOVE SPACE FOR RECORDERS USE ONL'

	THE	ABOVE SPACE FOR RECORD	ers use unly
THIS INDENTURE, made Rosa Maria Guerrero, his v	November 17, 19	86 , between Arnulfo	Guerrero and
Hosa Maria Guerrero, his v	of Oak Park	C Co	ook
of the Alliage	01	County of	
State of Illinois her	ein referred to as "Mortgagors, lab Bank, fillanda, kanada ar	and Avenue Bank and Trust Co	negative of oak Park at Illinois
corporation doing business in C	Pak Park, Illinois, nerein re	te level belder or belders of	the logislment Nove here-
THAT, WHEREAS the Mortgagors are justly indebted to the legal holder or holders of the Instalment Note here- inafter described, said legal holder or holders being herein referred to as Holders of the Note, in the principal sum of			
inatter described, said legal hold	er or noiders being herein r	eteried to 88 morders of the M	ote, in the principal sum of
EIGHT THOUSAND and no	/100 (\$8,000.00)	- of owner days becomish made	
evidenced by one certain instal	ment Note of the mortgagor	B of even date betewith, mac	te physicie to analysis
and delivered, in and by which	The Village of Oak	neomine to nev the said bein	cinal sum and interest from
	said Note the mortgagors	cipal remaining from time to	time unpaid at the rate of
March 1, 1987		vs: EIGHTY-FOUR and (
five (5) nor cent per ann	atti Iti ilistarinenta sa tottov	EIGHTY-FOOR and	99/100 (\$64.63)
Dollars or more on the	st day of March	n 1987 and	EIGHTY-FOUR and
DOMAIS OF THOSE OF THE	aly of many		2.0
85/100 (\$84.85)	Dollars or more	on the 1st day of each	n month thereafter
until said note is fully said exc		of principal and interest, if	not sooner paid, shall be
due on the 1st day of F	ebruary, 1997	. All such payments	on account of the indebt-
edness evidenced by said 400	to be first applied to inter-	est on the unpaid principal b	alance and the remainder
to principal; provided that the	rincipal of each instalmen	t unless paid when due shal	l bear interest at the then
highest rate permitted by Isw	and all of said principal a	nd interest being made pava	ble at such banking house
an sever accessors as the helder	e of the note may from the	me to time in writing appoin	u and in absence of such I
appointment, then at the office of	KNOO' A XEADY XHIXX KASEK TOERS	их именек и из и	News the Finance
Director, 1 Village Hall Pl	aza, Oak, Park, IL. 6030)2 on pl money and said interest in accordance	with the terms, provisions and limits-
appointment, then at the office of Director. 1 Village Hall Pl ROW, THEREFORE, the Morgagors to stions at this trust deed, and the performance of One Dollar in hand paid, the receipt whereof following described Real Essues and all of their	the covenie is and agreements berein con	tained, by the Mortgagors to be performed, a nems CONVEY and WARRANT unto the Te	nd also in consideration of the sum of
One Dollar in hand paid, the receipt whereof following described Real Estate and all of their	estate, right, tire and interest therein, t	situate, lying and being in the	
COUNTY OF COOK	APD STATE O	F ILLINOIS, to wit:	_
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	1		S656304,
Lot 193 in Highlands, A Su	bdivision of the Fast 1	/2	
of The Northwest 1/4 of th	ne Northwest 1/4 🤝		- E
Section 17, Township 39 No	orth, Range 13, East o		õ
About the contract of the second	- In Cook County Illia	4:m	, F
the Third Principal Meridia	n in Cook County, tillle	317.	
the inite Principal Meridia	n in Cook County, tillio	7 0	<u>~</u>
	=.C.o.	DEFT-09 MI	5C. \$0
		DEFT-09 MI T#3333 TR	5C. \$0 AN 5511 11/25/86 15:32:0
Permanent Index No. 16-	17-102-015 m.	DEFT-09 MI T#3333 TR #0138 # #	50. \$9 AN 5511 11/25/84 15:32:00 * *-64-543048
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7) keep the premises fully repaired and in compliance with the Zoning Ordinance, Building Code, and Code of the Village of Oak Pank, including the provisions valuting to housing, health, fair housing the provisions valuting to housing, health, fair housing the provisions valuting to housing, health, fair housing the provisions value of this trust person of the provisions of the provision of the provis cions in anid premises uncept as required by low or municipal ordinance. " ?)

2. horizagois shall his before may greatly neighbor all general ranes, and shall may special assessments, water charges, never service charges, and when charges against the premises when due, and shall, mon written request, furnish to Trustee or to holders of the noise duplicate receipts therefor. To prevent default hereunder blorizagors shall pay in full under progest, in the manner provided by statute, any tax or assessment which thorizagors may desire to contest.

3. Marriagors shall been all buildings and, improvements non or hereafter altusted on anid premises instant dansier loss or danage by fire, leghtning or windsment under policies providing for payment by the ansurance companies of manner wither to pay the cost of replacing or repairing the name or to pay in full the 'indebendes's accured hereby, all st companies satisfactors to the nate, such rights to be evidenced by the annotand mostage clause to be accashed to each policy, and shall deliver all policies, in the respective dates of annotance, to helders of the nate, and incare of insurance about to explice, shall delive an tax that ten days passe to the respective dates of annotance most prevent policies, to helders of the nate, and in case of insurance about to expire, shall deliver cenewal policies not less that ten days passe to the respective dates of annotance. d. In case of default therein. Tenered or the holders of the note may, but need onc, make any payment or perform my not hereinbefore required of Mortgagers in any form and minner 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 lies at make prior lies or title or claim thereof, or redeen from any tax nale or forfeiture alfecting said premises on contest ont tax or navers need. If morely paid for any of the pusposes herein numbrized and all supervises pass or incurred in connection therewish, including attentings' feet, and any other moneys advanced by Toutine or the helders of the mote concentration to Trustee for each matter concerning which action herein authorized say be taken, shall be no much additional indebtedness secured hereby and shall become immediately due and payable without netice and their on account of any default hereinades on the then highest role described by fam. In action of Trustee or helders of the most shall have be amounted on a waiver of any right accounts thereous methods any default hereinades on the part of Mortgagers. 3. The Transee or the helders of the note hereby necured making any payment hereby surhorized relating to taxes at assentments, may do no according to may bill, ement or estimate produced from the appropriate public affice without inquity into the accuracy of such bill, statement or estimate or into the validity of any can, resment, note, forfesture, can lies or side or claim thereof. 6. Mergagers shall pay each from of indebtedness herein mentioned, both principal and interest, when due according to the terms hereof. At the option of the holders of the note, and without entire to Mittigagers, all unpaid indebtedness occurred by this Trust Deed shall, netwithstanding anything in the note or in this Trust Deed to the contrary, became due and payable (a) immediately in the case of default unking payment of any intelligent of principal in interest on the more, or (b) when default shall necessary the contrary days in the performance of my other agreement of the Mittigagers herein contained. ". Then the indebte was hereby accured that become due whether by accured the floringagers berein contained.

". Then the indebte was hereby accured that become due whether by accuration or otherwise, holders of the none or Trustee shall, have the right to foreclose the lies bereof, in any sair to breclose the lies hereof, there shall be allowed an included an additional indebtedness in the decree for sale all expenditures and expenses which may be paid to include by or on behalf of Trustee or helders of the note for externeys' fees, appraiser's fees, outlays for decimentary and expenses which may be paid to include the control of the decree of procuring all such abstracts and instances, and minist does and assumances with respect to title as Trustee in holders of the note only decree which was presented as the note of title, title reasonably necessary either to preserve such sust or to 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 presenter. All as seen it the astract in this puragraph mentioned shall become so much individual indebtedness accured hereby and insendiately due and payable, with invertal horses of the astract in this puragraph mentioned shall become so much individual indebtedness accured hereby and insendiately due and payable, with invertal horses of the their highest rate permitted by law, when paid or incurred by Trustee or holders of the note in contaction with (o) any paracrable accurately as proposed and the trust deed or any indebtedness hereby sections. The proposed in commencement of any turn for the foreclessor hereof of such rights to foreclose whether we not one accurately commenced.

The decrease of the note of the note of them as the commencement of any turn for the foreclessor hereof of such rights to foreclose whether we not one accurately commenced. 8. The proceeds of any foreclosure rate is the premises shall be distributed and applied in the following order of priority: Firm, on account of all cases and expendence to the foreclosure proceedings, including all such items as are mentioned in the presenting paragraph breec), second, all other items which under the terms be constitute secured inhebredness additional to be revidenced by the none, with interest thereon as berein provided; third, all principal and interest remaining unpaid on more fourth, any overplus to Morigagors, third bears, legal representatives or assigns, as their rights may appear. 9. Upon, or on any time after the filing of a bill to foreclose this rise deed, the court in which such bill is filled may appoint a receiver of anidpremises. Such appointment may be made either before at after ade, where materials are continuously on the advency or insolvency of Mortgagors at the time of application for switch application, period of reference, being after full statutory period of reference, being application or not as well as during any further times when Mortgagora, except for the intersection, possession, control, monagement and aperation of the process and all other powers which may be necessary or are taken to switch application, possession, control, monagement and aperation of the process accurate the checky, or young decree forcelosing this result of the process assessment or other lies which may be or become superior to the life appears as forced such application is made prior to function as forced or any tax, special assessment or other lies which may be or become superior to the life appears or function of such decree, provided such application is made prior to functional assessment as the least and definition. ioner in case of a sale and deficiency. 10. No action for the enforcement of the lien or of any provision keres' shall be subject to any defense which would not be good and available to the party interposing ne in an action at law upon the note hereby necured. 33. Trustee or the holders of the note shall have the right to inspect the previous at all reasonable times and access thereto shall be permitted for that purpose. 12. Truster has no duty to enamine the title, location, existence, or condition of the premises, nor shall Truster be obligated to record this crust devel or to exercisely power between given unless expressly obligated by the terms hereal, not by lable for any acts or omissions betweener, except in case of its own group misconduct or that of the agents or suployers of Truster, and it may require indemnities antisfactory to it before exercising any power berein given. 33. Truster shall release this ruse deed and the lien thereof by proper journe, pon presentation of ancistactory evidence that old independence accuming by ship crust deed has been fully paid. and Truster any accure and deliver a release breed to and nothe request of any person who shall, either before or after amin'ty; distinct, pondure and exhibit or Truster the noie, representing that all indehendence breed to and no the request of any person who shall, either before or after amin'ty; distinct, pondure and exhibit or Truster the noie, representing that all indehendence breeds before 19.0 years paid, which representation Truster may occupit as trust widely imports a person of a successor exister. But he genuine more berein described now note which because much independence of independence of a successor truster which because of independence of the description berein commined of the note and which purports as he executed by the persons berein described as the maters thereof. and where the release is a register of the original truster and it has seven executed a constitution any instrument identifying same as the new described becaus, it may accept as the genuine near the remember of the may be presented and which because with the description berein contained of the nate and which purports to be executed by the persons berein designed as admired the acceptant to be executed by the persons berein designed as and which confineds in autonance with the description berein contained of the nate and which to purports to be executed by the persons berein designed as and which to refer to the confined of the nate of the nate and which to purports to be executed by the persons berein designed as and which to refer to the description berein contained of the nate and which to purports to be executed by the persons berein designed as and the second of the nate and 14. Transe may resign by instrument in writing filed in the office of the Recorder of Registral of Times, a which this instrument shall have been recorded or file one of the resignation, inability or relical to act of Transer, the then Recorder of Deeds of the courty in v hich the premises are situated whall have the identical title, powers and authority as are barein given. True or, and any Transer or successor shall be emisled to semable compensation for all acts performed becomeder. 35. This Trust Deed and all pravisions bereaf, shall extend to and be binding upon Marrangers and all Ars an elacining under or through Marrangers, and the word "Marrangers" when used herein shall asclude all such persons and all persons liable for the payment of the in-bie/rean or any part thereof, whether or not such persons shall have executed the note or this Trust Deed. 16. Without the prior written consent of the helder or holders of the note secured hereby, the Moriging is of Morigagors shall not convey or encumber its to the premises herein involved. The helder or holders of the note secured hereby may elect to accidence the entire unpaid principal belance as evided in the note for breach of this coverant and no delay in such election after setual or constructive pitips of such breach shall be construed as waiver of or acquirescence in any such seasonance or encumbrance. 17. The mortgagor hereby waives any and all rights of redemption from hale under any order or decree of foreclosure of this trust deed, on its own behalf and the malf of each and Every person, except decree or judgment creditors of the mortgagor, acquiring any interest In or title to the premises subsequent to the date of this trust deed. At the election of the Holder of the Note, and without notice, the principal amount remaining unpaid on the Note, together with accrued interest thereon, shall become at once due and payable at the place of payment in the event Guerraro or those succeeding to (his/her/their) interest, directly or indirectly, transfers, assigns, conveys, or contracts to convey any interest in the premises of the beneficial interest in the Mortgagor. There will be no penalty for pre-payment of this loan. The Inscalment Note mentioned in the within Trust Dood has been identified. **IMPORTANT** FOR THE PROTECTION OF BOTH THE BORROWER AND LENDER, THE NOTE SECURED BY THIS TRUST DEED SHOULD BE EDENTIFIED BY THE TRUSTEE NAMED MEREN BEFORE THE TRUST DEED IS FILED FOR RECORD. herewith under Identification No. LOAN OFF RENT YOUR Trust One Page of Truster. FOR RECORDERS INDEX PURPOSES INSERT STREET ADDRESS OF ABOVE Raymond L. Heise NAME D E DESCRIBED PROPERTY HERE STREET 1 Village Hali Piaza L.T 10 524 Highland CITY

Oak Park, IL 60302

FROM \$812 BARRESONS INC. PROPERTY PART ILL

Oak Park, Illinois 60304