UNOFFICIAL₂COP ¥6220473

TRUST DEED

THE ABOVE SPACE FOR RECORDERS USE ONLY

		May 27	ا, عو 19	between p				
THIS INDENTURE, n	nade				Sonnie S	. Murillo		
of the City	of Chic	-	County of					
State of Illinoi		referred to as "Mor			v Bank & Ti	rust Company.	. Bridgeview, 1	llinoi:
an Illinois corporation	i doing business in Bri	dgeview, Illinois, h	erein zeferred	l to as TRU	STEE, with	esseth;	_	
THAT, WHEREAS the said legal holder or hol							ereinafter desc	Hibed
Six Thousand Ni	ine Hundred and	Ninety Five	and 52/1	100's	(\$6,9	995.52)	D	ollars
evidenced by one cert	. **							
and by which said Not	te the Mortgagors pro-	mise to pay the sai	d principal su	im and inte	rest from	Date	are and deliver	cu, 111
on the balance of princ	cipal remaining from i	time to time unpaid	I at the rate o	or IO.	25%			
per cent per annum in	instalments as follows	s: One Hundre	d and Nin	nety-fou	r and 32	2/100's		
1 6704 77	on the 27+h	day of .Tun	a 1	19 86	•	and One Hun	DOLI bre boxb	LARS
(\$194.32 Ninety-four and	32/100's					one nun	DOTI	LARC
\$194.32	on the	27 1 2h	1	day of each	Month	1		
THEREAFTER until s	sid note is fully paid	1 except (hat the 1)	nal payment	of principal	l and interes	st, il not soone se indebtednes	er paid, shall b	oe due
on the 27th note to be first applie	ed a perest on the	unpaid principal	balance and	the remain	der to prin	cipal; provided	I that the prin	ncipa
of each instalment un								
and interest being mad writing appoint, and in								
atteng appoint; and it	ir moserice organii upp		ine orrice or .	and general	D (2) 10	in Company,		11111113
	the Mortgagors to se							
provisions and limitations formed, and also in consid								
and WARRANT unto the	Trustee, its successors ar							
situate lying and being in t	tne	4410.00	S 4 / PO 12 / A 10 / A 11	MONG				
COUNTY OF Cook	n1		FATE OF ILLE	•				
Lots 7 and 8 in 1 Southwest Quarter	Block 12 in He	ury Tuben's	Subdivis:	ion of p	part of	the		
Third Principal	Meridian in C	ook County.	Moral, 1	range 13				
			~= = 10±01		1 11 0000	IKHN 6385	06/03/86 0	7 3.
							3 2 25 25 2	
D T # 24 00 213	3 027 0000-607	7	6			# A *-	36-550	
D T # 24 00 213	3 027 0000 - 407	8 TP	0,				36-220	
P. I. # 24 08 313	nerentafler (1866 hied), is r	referred to herein as t	he "premises"	·	#0615	#A X —6		54*
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- 1 Mortgagots shall (Il prompily repair; testore or rebuild any building of improvements now or hereafter on the premises which gray become damaged or be destroyed, 12 resp said premises in good condition and repair, without waste, and free from mechanic's or other liens or claims for lien not expressly subordinated to the lien hereoff (3) 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: (1) complete within a reasonable time on building or buildings now or at any time in process of crection upon said premises; (3) comply with all requirements of law or municipal ordinances with respect to the premises and the use thereof; (6) make no material alterations in said premises except as required by law or municipal ordinance.
- 2. Morrgagors 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 whall, upon written request, furnish to Trustee or to holders of the note duplicate receipts theretor. To prevent default hereunder Morrgagors shall pay in full under protest, in the manner provided by statute, any tax or assessment which Morrgagors may desire to contest.
- 3. Mortgagors shall keep-all buildings, and improvements one of hereafter situated on said premises insured against loss or damage, by fire, lightning or windstorm under policies providing for payment by the insurance of moneys sufficient either to pay the cort replacing or repairing the same of 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 tenewal 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 Mortgagora in any lots and manner defined expedient, and man, 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 of content any tax or assessionent. All moneys paid for any of the purposes herein authorized and all expenses paid or incurred in connection therewish, including attorneys, fees, and any other moneys advanced by Trustee or the holders of the note to protest the mortgaged premises and the lien beteof, 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 then highest rate permitted by law. In action 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, attenent 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, seesament, sale, forferinge, tax liter or title or claim thereof.
- 6. Morreggues shall pay each item 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 notice to Morreggers, all unpaid indebtedness secured by this Trust Deed shall, notwithstanding anything in the note of in this Trust Deed to the contrary, become due and payable (a) immediately in the case of default in making payment of any instalment of principal or interest on the note, or (b) when default shall occur and continue for three days in the performance of any other agreement of the Morreagors herein contained.
- 7. When the Indestedue's hiers by accured shall become due whether by acceleration or otherwise, holders of the note of Trustee shall have the right to foreclose the lien hereof. In any suit to for sclose the lien, hereof, there shall be allowed and included as additional indebtedness in the defree 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' lees, appliance's fees, coulsays for documentary and expense value of the decree) of procuring all such abstracts of ritle searches and examinations, gas an expense of which may be estimated as to items to be expended after entry of the decree) of procuring all such abstracts of ritle searches and examinations, gas an expense of colorest controlled a suit of the expense of the note in the searches and examinations, gas an expense of the note in the search be reasonably necessary either to procure the suit of to evidence to bidders at any sale which may be had pursuant to such decree the true condition of the faile to at the value of the premises. All expenses of the note in bidges at any sale which may be had pursuant to such decree the true condition of the faile to at the value of the premises. All expenses of the note in this paragraph mentioned shall become so much additional indebtedness secured hereby and immediately due and payable, with inters at the reon of the then highest rate permitted by law, when past or incurred by Trustee or holders of the note in connection with (a) any indebtedness hereby secured. (the preparations for the commencement of any suit for the foreclosure hereof after accrual of such right to foreclose whether or not actually commenced.
- 8. The proceeds of any foreclosure safe 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 foreclosuse proceedings, including all such items as are mentioned in the preceeding paragraph hereof; second, all other items which under the remis hereof constitute secured indebtedness additional to all evidenced by the note, with interests thereon as herein provided; third, all principal and interest remaining unpaid of the note; fourth, any overplus to Matigagots, their heirs. It representatives or assigns, as their tights may appear.

 9. Upon, or at any time after the filing of a vill of sectose this trust deed, the court in which such bill is filed may appoint a receiver of said premises. Such appointment may be made either before or after safe, which are notice, without regard to the solvency or insolvency of Mortgagots at the time of application for such receiver and without regard to the their value of the premises of varieties which have power to collect the sents; south and profits of said premises during the pendency of such foreclosuse built and, in classical a sale and a delicioncy, during the full statutory period of redemption, whether there is there be redemption or not, as well as during any further times when Mortgagots, except for the interective could be entitled to collect such ans, issues and profits and all other powers which may be necessary or are usual in south-cases for the protection, possession, control, management and operation of the premise during the whole of said period. The Court from time to time may authorize the receiver to application, on the time may authorize the receiver to application for the protection, possession, control, management and operation of the lien are of or of such decrees, provided such application is made prior to (continuent or the remaining unported to the lien are of or of such decrees, provided such application is made prior to (continuent or the time may authorize
- 10. No action for the enforcement of the lien of old any provision hereof, hill 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 pre- ises at all reasonable times and access thereto shall be permitted for that purpose.
- 11. Trustee or the holders of the note shall have the right to inspect the precises at all reationable times and access thereto shall be permitted for that purpuse.

 12. Trustee has not duty, to extamine the title, location, existence, or condition of the premises, nor shall Trustee lie obligated to record this flust deed or to exercise any power herein given unless expressly obligated by the terms hereof, nor be left any acts or consistions between the conditions of its own gines negligence or misconduct or that of the agents of employees of Trustee, and it may require indemnit es stistactury to it before exercising may power herein givenit.

 13. Trustee shall release this trust deed and the lien thereof by proper instrum. It is not presentation of stistagactory evidence, that all anderbedness, secured my this trust deed and the lien thereof by proper instrum. It is not presentation of stistagactory evidence, that all anderbedness, secured by the request of any person who shall, either-beduee of silver missaying thereoff, produce and exhibit to Trustee the note, representing that all indebtedness hereby secured by a partie trustee hereoff as uccessor trustee, such successor trustee may accept as the genuine note herein described any more which bears a certificate of dentification purporing to be executed by a prior trustee hereoffer and where the release is 1 quested of the original trustee and it has never executed a certificate on any instrument identifying same as the note described and which purports to be executed by the persons herein designated as the makers thereoff and where the release is 1 quested of the original trustee and, it has never executed and which purports to be executed by the persons herein designated as an accessful and which purports to be executed by the persons herein designated as makers thereoff.

 14. Trustee may resign by instrument in writing filed in the office of the Recorder of Registrat of Trust is his naturation, in ability or refusial to face of the Recorder of the decrease
- 15: This Trust Deed and all provisions hereof, shall extend to and be binding upon Mongagors and all environ claiming under or through Mongagors, and the word "Morigagors" when used herein shall include all such persons and all persons liable for the payment of the included. So 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 holder or holders of the note secured hereby, the Mortgager or Mortgagers shall not convey or encumber title to the premises herein involved. The holder or holders of the note secured hereby may elect to seeders, the entire unpaid principal balance as provided in the note for briach of this covening and no delay in such election after actual or constructive route of such breach shall be construed as a waiver of or acquiescence in any such conveyance or encumbrance.
- 1.7. This Trust Deed shall secure ... any future advances made by the Mortgagor, for any purpose, at any time effor, the release and cancellation of this mortgage, but all up time shall his mortgage but all up time shall his mortgage of the control of the release and cancellation of the release and th
- 18. The undersigned agree to pay to the Bridgeview Bank and Trust Company (Bank) on each monthly payment date an additional amount equal to one well in (1/12th) of the annual premiums for insurance carried in connection with said premium, a sestimated by the Bank. As taxes and assessments levied against the mortgaged premises, and one-twelfth (1/12th) of the annual premiums for insurance carried in connection with said premium, a satisfactor in taxes and assessments become due, and payable and as insurance policies or paying premiums thereon, and in the event auton moneys are insufficient for such purpose the undersigned agree to pay the Bank to difference forthwith. It shall not be obligatory upon the Bank to inquire into the validity or accuracy of any of said items before making payment of the same and nothing herein contained shall be construed as requiring the Bank to advance other moneys for said purposes nor shall the bank incur any personal liability for anything it may do or omit to do hereunder.
 - 19. A late charge on payments made more than 15 days after due date of the month due shall be charged at the maximum rate permissable by law

IMPORTANT

FOR THE PROTECTION OF BOTH THE BORROWER AND LENDER, THE NOTE SECURED BY THIS TRUST DEED SHOULD BE IDENTIFIED BY THE TRUSTEE NAMED HEREIN BEFORE THE TRUST DEED IS FILED FOR RECORD.

Jane 18, C. Carelli Committee College March

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

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Bridgeview Bank & Trust Company, Bridgeviews Illingis, Trustee

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FORM 16331 BANKPORMS, INC., PRANKLIN PARK, ILL.