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THIS INDENTURE, made July 22, 19 87, between I. V. Taylor

herein referred to as "Mortgagors," and CHICAGO TITLE AND TRUST COMPANY, an Illinois corporation doing business in Chicago, Illinois, herein referred to as TRUSTEE, witnesseth:

THAT, WHEREAS the Mortgagors are justly indebted to the legal holders of the Instalment Note hereinafter described, said legal holder or holders being herein referred to as Holders of the Note, in the principal sum of Eighteen Thousand Five Hundred (\$18,500.00) Dollars,

evidenced by one certain Instalment Note of the Mortgagors of even date herewith, made payable to THE ORDER OF BEARER without prepayment penalty, provided any prepayment must be in full,

and delivered, in and by which said Note the Mortgagors promise to pay the said principal sum and interest from July 22, 1987 on the balance of principal remaining from time to time unpaid at the rate of 7.5% per cent per annum in instalments (including principal and interest) as follows:

Five Hundred Seventy-Five & Forty-Seven (\$575.47) Dollars or more on the 22nd day of August 19 87, and Five Hundred Seventy-Five & Forty-Seven (\$575.47) Dollars or more on the 22nd day of each month thereafter until said note is fully paid except that the final payment of principal and interest, if not sooner paid, shall be due on the 22nd day of July, 1990. All such payments on account of the indebtedness evidenced by said note to be first applied to interest on the unpaid principal balance and the remainder to principal; provided that the principal of each instalment unless paid when due shall bear interest at the rate of 7.5% per annum, and all of said principal and interest being made payable at such banking house or trust company in Illinois, as the holders of the note may, from time to time, in writing appoint, and in absence of such appointment, then at the office of Louis Williams, 1337 E. In said City, 167th Place, South Holland, IL 60473.

NOW, THEREFORE, the Mortgagors to secure the payment of the said principal sum of money and said interest in accordance with the terms, provisions and limitations of this trust deed, and the performance of the covenants and agreements herein contained, by the Mortgagors to be performed, and also in consideration of the sum of One Dollar in hand paid, the receipt whereof is hereby acknowledged, do by these presents CONVEY and WARRANT unto the Trustee, its successors and assigns, the following described Real Estate and all of their estate, right, title and interest therein, situate, lying and being in the City of Chicago COUNTY OF Cook AND STATE OF ILLINOIS, to wit:

Lot 3 and the North 6 feet of Lot 4 in the Subdivision of Blocks 2 and 3 (Except the East 420 feet of said Blocks) in Pullman Gardens, a Subdivision of the South 1/2 of the North West 1/4 of the North East 1/4 of Section 17, Township 37 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

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which, with the property hereinafter described, is referred to herein as the "premises."

TOGETHER with all improvements, tenements, easements, fixtures, and appurtenances thereto belonging, and all rents, issues and profits thereof for so long and during all such times as Mortgagors may be entitled thereto (which are pledged primarily and on a parity with said real estate and not secondarily) and all apparatus, equipment or articles now or hereafter therein or thereon used to supply heat, gas, air conditioning, water, light, power, refrigeration (whether single units or centrally controlled), and ventilation, including (without restricting the foregoing), screens, window shades, storm doors and windows, floor coverings, inador beds, awnings, stoves, water heaters. All of the foregoing are declared to be a part of said real estate whether physically attached thereto or not, and it is agreed that all similar apparatus, equipment or articles hereafter placed in the premises by the mortgagors or their successors or assigns shall be considered as constituting part of the real estate.

TO HAVE AND TO HOLD the premises unto the said Trustee, its successors and assigns, forever, for the purposes, and upon the uses and trusts herein set forth, free from all rights and benefits under and by virtue of the Homestead Exemption Laws of the State of Illinois, which said rights and benefits the Mortgagors do hereby expressly release and waive.

This trust deed consists of two pages. The covenants, conditions and provisions appearing on page 2 (the reverse side of this trust deed) are incorporated herein by reference and are a part hereof and shall be binding on the mortgagors, their heirs, successors and assigns.

WITNESS the hand and seal of Mortgagors the day and year first above written.

[SEAL] X I. V. Taylor [SEAL]

STATE OF ILLINOIS, I, Roy D. Grunnet, a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT I, V. Taylor

who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 22nd day of July 19 87.

Roy D. Grunnet Notary Public

Notarial Seal

87110462

MAIL TO: Roy D. Grunnet 77 W. Washington Street BOX 333 - CG Chicago, IL 60602

FOR THE PROTECTION OF BOTH THE BORROWER AND LENDER THE INSTALLMENT NOTE SECURED BY THIS AND TRUST COMPANY, TRUSTEE, BEFORE THE TRUST DEED IS FILED FOR RECORD.
IMPORTANT

1. Mortgages shall promptly repair, restore or rebuild any buildings or improvements now or hereafter situated on said premises insured against fire or damage by fire, lightning or windstorm and flood damage, where the lender is required by law to have its loan so insured under policies providing for payment by the insurance company of money sufficient to pay the cost of replacing or repairing the same or to pay in full the indebtedness secured hereby, and shall keep all buildings and improvements now or hereafter situated on said premises insured against fire or damage by fire, lightning or windstorm and flood damage, where the lender is required by law to have its loan so insured under policies providing for payment by the insurance company of money sufficient to pay the cost of replacing or repairing the same or to pay in full the indebtedness secured hereby, and shall become immediately due and payable without notice and with interest thereon at a rate equivalent to the rate set forth in the note occurring on the date of this trust deed, if any, otherwise the premium on such policies shall be paid by the holder of the note and the lender shall be responsible for such premium. If any, and purchase, discharge, compromise or settle any tax or assessment, or all monies paid for any of the purposes herein authorized and all expenses paid or incurred in connection therewith, including attorney's fees, and any other monies advanced by Trustee or redeemed from any tax or assessment, or all monies paid for any of the purposes herein authorized, and may, but need not, make full or partial payments of principal or interest on this mortgage in any form and manner deemed expedient, and may, but need not, make any payment or perform any act hereafter required or demanded hereon. Trustee or the holder of the note may, but need not, make any payment or perform any act hereafter required or demanded hereon.

2. Mortgages shall pay before any penalty attaches all general taxes, special assessments, water charges, water charges, sewer charges, and other charges against the premises when due, and shall, upon written request, furnish to Trustee or the holder of the note duplicate receipts therefor. To prevent default hereunder Mortgagee shall pay in full under protest, in the manner provided by statute, any tax or assessment which Mortgagee may desire to contest.

3. Mortgagee shall keep all buildings and improvements now or hereafter situated on said premises insured against fire or damage by fire, lightning or windstorm and flood damage, where the lender is required by law to have its loan so insured under policies providing for payment by the insurance company of money sufficient to pay the cost of replacing or repairing the same or to pay in full the indebtedness secured hereby, and shall become immediately due and payable without notice and with interest thereon at a rate equivalent to the rate set forth in the note occurring on the date of this trust deed, if any, otherwise the premium on such policies shall be paid by the holder of the note and the lender shall be responsible for such premium. If any, and purchase, discharge, compromise or settle any tax or assessment, or all monies paid for any of the purposes herein authorized, and all expenses paid or incurred in connection therewith, including attorney's fees, and any other monies advanced by Trustee or redeemed from any tax or assessment, or all monies paid for any of the purposes herein authorized, and may, but need not, make full or partial payments of principal or interest on this mortgage in any form and manner deemed expedient, and may, but need not, make any payment or perform any act hereafter required or demanded hereon. Trustee or the holder of the note may, but need not, make any payment or perform any act hereafter required or demanded hereon.

4. In case of default hereon, Trustee or the holder of the note may, but need not, make any payment or perform any act hereafter required or demanded hereon.

5. The Trustee or the holder of the note hereby secured making any payment hereby authorized without inquiry into the accuracy of such bill, so according to any bill, statement or estimate procured from the appropriate public office without inquiry into the accuracy of such bill, to determine of or into the validity of any tax, assessment, rate, formula, tax lien or title or claim thereon.

6. Mortgagee shall pay each item of indebtedness herein mentioned, both principal and interest, when due and according to the terms hereof, at the option of the holder of the note, and without notice to Mortgagee, all unpaid indebtedness secured by this Trust Deed shall, notwithstanding anything to the contrary in this Trust Deed or to the contrary, become due and payable (a) immediately in the case of default in the performance of any of the covenants, conditions or provisions hereof or otherwise, by acceptance or otherwise, holders of the note or Trustee shall have the right to foreclose the lien hereon. In any suit to foreclose the lien hereon, there shall be allowed and included as additional indebtedness in the decree for sale all expenses and costs which may be paid for incurred by or on behalf of Trustee or holder of the note for attorney's fees, Trustee's fee, appraiser's fee, notary's fee, documentary and expert witness, stenographer's charges, publication costs and costs (which may be estimated as to terms to be expended after entry of the decree) of procuring all such matters of title, title searches and examinations, title insurance policies, Torrens certificates, and similar data and assurances with respect to the said Trustee or holder of the note and expenses to be reasonably necessary either to provide such data or to evidence to bidders in any sale which may be had pursuant to such decree (the sum of condition of the title to or the value of the premises, all expenditures and expenses of the mortgagee, all taxes and assessments, all liens and mortgages, all mortgages and other items which under the foregoing provisions, including all such items as are mentioned in the preceding paragraph hereof, second, all other items which under the foregoing provisions, including all such items as are mentioned in the preceding paragraph hereof, thereon as herein provided; third, all principal and interest secured on the note; fourth, any overplus to Mortgagee, their heirs, legal representatives or assigns, as their rights may appear.

7. Upon or at any time after the filing of a bill to foreclose the 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 the filing of a bill to foreclose the Trust Deed, and the receiver may be appointed 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 full rent, taxes 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 of redemption, whether there be redemption or not, as well as during any further time when Mortgagee, except for the usual in such cases for the protection, possession, control, management and protection of the premises and all other powers which may be necessary or convenient for the protection of such receiver, would be entitled to collect such rents, taxes, profits, and all other powers which may be necessary or convenient for the protection of such receiver, would be entitled to collect such rents, taxes, profits, and all other powers which may be necessary or convenient for the protection of such receiver. The court from time to time may authorize the receiver to apply the net income of the premises in whole or in part to: (a) the satisfaction of such receiver, would be entitled to collect such rents, taxes, profits, and all other powers which may be necessary or convenient for the protection of such receiver, would be entitled to collect such rents, taxes, profits, and all other powers which may be necessary or convenient for the protection of such receiver. The court from time to time may authorize the receiver to apply the net income of the premises in whole or in part to: (a) the satisfaction of such receiver, would be entitled to collect such rents, taxes, profits, and all other powers which may be necessary or convenient for the protection of such receiver, would be entitled to collect such rents, taxes, profits, and all other powers which may be necessary or convenient for the protection of such receiver.

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 all such items as are mentioned in the preceding paragraph hereof; second, all other items which under the foregoing provisions, including all such items as are mentioned in the preceding paragraph hereof, thereon as herein provided; third, all principal and interest secured on the note; fourth, any overplus to Mortgagee, their heirs, legal representatives or assigns, as their rights may appear.

9. Upon or at any time after the filing of a bill to foreclose the 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 the filing of a bill to foreclose the Trust Deed, and the receiver may be appointed 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 full rent, taxes 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 of redemption, whether there be redemption or not, as well as during any further time when Mortgagee, except for the usual in such cases for the protection, possession, control, management and protection of the premises and all other powers which may be necessary or convenient for the protection of such receiver, would be entitled to collect such rents, taxes, profits, and all other powers which may be necessary or convenient for the protection of such receiver. The court from time to time may authorize the receiver to apply the net income of the premises in whole or in part to: (a) the satisfaction of such receiver, would be entitled to collect such rents, taxes, profits, and all other powers which may be necessary or convenient for the protection of such receiver, would be entitled to collect such rents, taxes, profits, and all other powers which may be necessary or convenient for the protection of such receiver.

10. No action for the enforcement of the lien or of any provision hereof shall be subject to any defense which would not be good and available to the party enforcing same in an action at law upon the note hereby secured.

11. Trustee or the holder of the note shall have the right to inspect the premises at all reasonable times 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, or to inquire into the validity of the signatures or the identity, capacity, or authority of the signatories on the note or trust deed, nor shall Trustee be obligated to record this trust deed or to exercise any power herein given except as may be required by the terms hereof, nor be liable for any acts or omissions hereunder, except in case of its own gross negligence or misconduct or that of the agents or employees of Trustee, and it may require indemnities satisfactory to it 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 of and in the request of any person who shall, after being duly sworn, produce and exhibit to Trustee the note, representing that all indebtedness hereby secured has been paid, which release may accept as true without inquiry. Where a release is requested of a successor trustee, such successor trustee may accept as true without inquiry. Where a release is requested of a successor trustee, such successor trustee may accept as true without inquiry. Where a release is requested of a successor trustee, such successor trustee may accept as true without inquiry.

14. Trustee may assign 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 resignation, inability or refusal to act of Trustee, the then Recorder or Registrar of Titles of the county in which this instrument was recorded or filed, to any person designated as successor in Trust. Any Successor in Trust hereunder shall have the identical title, powers and authority as are herein given Trustee.

15. This Trust Deed and all provisions hereof, shall extend to and be binding upon Mortgagees and all persons claiming under or through Mortgagees, and the word "Mortgagees" when used herein shall include all such persons and all persons liable for the payment of the note and this Trust Deed. The word "note" when used in this instrument shall be construed to mean "notes" when more than one note is used.

16. Before releasing this trust deed, Trustee or successor shall receive for its services a fee as determined by its rate schedule in effect when the release is made. Trustee or successor shall be entitled to reasonable compensation for any other act or service performed under any provisions of this trust deed. The provisions of the "Trust And Trustee Act" of the State of Illinois shall be applicable to this trust deed.

87A10462

CHICAGO TITLE AND TRUST COMPANY
Identification No. 719610
BY: [Signature] ASSISTANT SECRETARY/TITLOR

FOR RECORDER'S INDEX PURPOSES
INSERT STREET ADDRESS OF ABOVE
DESCRIPTIVE PROPERTY HEREIN
10407 S. Exchange
South Holland, IL 60473

FOR THE PROTECTION OF BOTH THE BORROWER AND LENDER THE INSTALLMENT NOTE SECURED BY THIS AND TRUST COMPANY, TRUSTEE, BEFORE THE TRUST DEED IS FILED FOR RECORD.
IMPORTANT