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For Use With Note Form 1448

(Monthly Payments Including Interest)

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haman Fred	Taylor and June 5	Taylor					
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INO AND	STREET)	(CITY)	(STATE)	OFF.	Ci 1		
herein referred to as "Mo	hfield, Chicago, street; stgagos,"and	· · · · · · · · · · · · · · · · · · ·		DEFT		612 09/04/87	14:171
	ational Bank					(- 87~48	
4800 N. West	ern, Chicago, Il			. 60	BUK COUNTY	RECORDER	•
UNA JON)	ern, Chicago, Il	(CITY)	(STATE)				
intilia teleproi liti is ' l'P	ustee," witherseth: That Whineipal promissory note, term	ereas atorungors are i	uviv macorca	The A	bove Space Fo	r Recorder's Use ():	ıly
nerewith, executed by M	ortgagors, made payable to B to pay the principal sum of	seager and delivered, a	rand by which	ty dollars	and 90/1/	30	
note Mortgagors promise	to pay the principal sum of a Aug. 28, 1987.	intervention of the commen	Hill The World Common to the C	unung transling to t	SHICK . ZVZ.43 One oncord at t	be rate of 15.5	ner cent
nomary, and interest from her annum, such principal	d som and interest to be paya	ible in installments as to	ollows:N1.0	ty-seven do	llars and	1 81/100	
Sollarson the . 28th .	Sopt.	, 1987, andN	inty-mayon	dollara_an	d .81√100	:::	ollars on
	ich e id every month therealt						
shall be due on the28.	th. dar ofAug erest on the propaid principal	1922; all such pa balance and the roman	iyments on accou ider to principal:	nt of the indebteding the cortion of each	ess evidenced b of said installin	y said note to be appearing pro-	shed lirst acipal, to
he extent not paid when	due, to bear project after the morcial. Notional	ie date for payment the	reot, at the rate	or 15.5 perce	mi per annum,	and all such payme	nts being
made payable at Com	morcial National om ume o unc., m writing n	Bank 4800 N	. Wostern,	Chi, II 60	625 or at w	ich other place as	the legal
principal sum rumainian	CONTRACT PROPERTY TANANCES AND ASSESSED.	his secretary interest then	ecies while heresing	e at once due and na	evable, at the n	lace of nuvnient alo	reund, m
and community them da	the payment, when due of all ys in the performance of laye	istine notechient cuntui	mad in this trust i	Deed (in which ever	a electron mas	ne made al unv lune	unerthe
expiration of said three d protest.	ays, without notice), and the	e all parties thereto ser	orally waive pre-	autinent for payme	nt, notice of di	shonor, protest and	notice of
NOW THE DUDGE	E. to secure the payment of the	re said or incipal sum of	money and intere	st in accordance wit	h the terms, pro	ivisions and limitation	ons of the
thove mentioned note an also in consideration of t	dot this Trust Deed, and the phe sum of One Dollar in had	per are ance of the covered with	enants and agree i iercof is hereby a	icknowledged, Moi	tgagors by the	e presents CONVI	Y AND
WARRANT unto the Ti	the sum of One Dollar in hair ustee, its or his successors with the City of Chic	nd assigns, the follows	ng described Rea	Histate and all of t	helr estate, rig	ht, title and interest	therein,
ituate, lying and being it	the the same	rudo	, COUNTY O	·	AND ST	A 1E OF ILLINOI	a, to wit:
Lot 14 in Blo	ock 31 in Drexel	Park, a Subc	lvision of	the East 1	/4 of the	North 1/2	
of Section 1	9, Township 38 No	orth, Range 1	4, East of	tho Third	Principal	l Meridian,	
in Cook Coun	ty, Illinois	C	// .		8746	8943	
			44			10.00 d.C	
			/X.				•
which with the gronerty	herematter described, is tele	erred to herem as the "	Dromises."				
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- THE FOLLOWING ARE THE COVENING CONDITIONS AND PROVISIONS FEFTIRED TO OVER ETAIL (THE REVERSE SIDE OF THIS TRUST DEED) AND WHIRT ROLL OF THE TRUST DEED WHIRT FEET LEGINS:

 1. Mortgagors shall (1) keep said premises in good condition and repair, without waste; (2) promptly repair, restore, or vebuild any buildings or improvements now or bereafter on the premises which may become damaged or be destroyed, (3) keep said premises 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 ciention 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. 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 uçusinst 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 satessment 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 polic as 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 little 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, shell be no much additional indebtedness secured hereby and shall become immediately due and payable without notice and 2, in interest thereon at the rate of amy per cent per unnum. Inaction 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 bolders of the note hereby secured making any payment hereby authorized relating to those or assessments, may do so according to any bill, statement or estimate product of such bill, statement or estimate or into the valid us of any tax, assessment, sale, forfeiture, tax lien or title or claim thereof.
- 6. Mortgagors shall pay each j em of indebtedness herein mentioned, both principal and interest, when due according to the terms hereof. At the election of the holders of the structure and without notice to Mortgagors, all unpaid indebtedness secured by this Trust Deed shall, notwithstanding anything in the 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 case default, and occur and continue for three days in the performance of any other agreement of the Mortgagors herein contained.
- 7. When the indebtedness hereby secred 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 here the right to foreclose the lien hereof and also shall have all other rights provided by the laws of Illinois for the enforcement of a mortgage dott, in my suit to foreclose the lien hereof, there shall be allowed and included as additional indebtedness in the decree for sale all expenditures my 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 fees, outlays for documentary and expent evidence, stenographers' charges, publication costs and costs (which may be estimated as to items to be expended after entry of 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 redeem to holders at any sale which may be had pursuant to such decree the true condition of the title to or the value of the premises. In addition, ill expenditures and expenses of the nature in this paragraph mentioned shall become so much additional indebtedness secured hereby and immediately due 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 (r) any action, suit or proceedings, to which either of them shall be a party, either as plannor or defendant, by reason of this Trust Decd or any intebtedness hereby secured; or (b) preparations for the detenne of any threatened suit or proceedings, to which either of thems shall be a party, either as plannor or defendant, by reason of this Trust Decd or any intebtedness hereby secured; or (c) preparations for the detenne of any threatened suit or proceeding, to which either or them shall be a party, either as
- 8. The proceeds of any forectosure 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 with items as are mentioned in the preceding paragraph hereof; second, all other items which under the terms hereof constitute secured indebted ess additional to that evidenced by the note hereby secured, with interest thereon as herein provided; third, all principal and interest remaining to prid fourth, any overplus to Mortgagors, their heirs, legal representations as the provided of the principal and interest remaining to prid fourth, any overplus to Mortgagors, their heirs, legal representations as the provided of the sentatives or assigns as their rights may appear.
- 9. Upon or at any time after the filing of a complaint to (oreclose this Trust De.d., he Court in which such complaint is filed may appoint a receiver of said premises. Such appointment may be made either before or after sale, we had notice, without regard to the solvency of insolvency of Mortgagors at the time of application for such receiver and without regard to the men 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, so the 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 times when 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 apply the not income in his hands in payment in whole or in part of: (1) The indebtedness 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 reade 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 network man be good and available to the party interposing same in an action at law upon the note hereby secured. No action for the enforcement of the lien of this Trust Deed or of any provision hereof shall be say jeet to any defense which would not
- Trustee or the holders of the note shall have the right to inspect the premises at all reasonable times and passess 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 (c. any acts or omissions hereunder, except in case of his own pross 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 the cof 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 af er 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 genuine note herein described any note which bears a certificate of identification purporting to be executed by a prior trustee may accept as the genuine note herein described herein 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 ir strument identifying same 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. Commercial National Bank 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 country in which the premises are situated shall be second Successor in Trust. Any Successor in Trust hereunder shall have the identical fille, powers and authority as are herein given Trustee, and any Trustee or successor shall be entitled to reasonable compensation for all acts of the incumber.
- 15. This Trust Deed and all previsions hereof, shall extend to and be binding upon Mortgagors and all persons "Diffing under or through "Mortgagors, and the word "Mortgagors" when used herein shall include all such persons and all persons at any time likely 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, and the payment of "

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 FILED FOR RECORD.

MAIL

he	Installment	Note	mentioned	in the	within	Trust	Deed	has	been
ide	ntifi e d herev	vith zí	,, nder identif	leation	No: 2	ار ا	4994	67	

der Typico Dana E. Ruda

Installment Loan Officer