

(CITY)

MANAGER DER'S OFFICE BOX NO.

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THIS INDENTURE, ma	nte S	September 19	19, 87	1		
betweenFI	ancis F. Fox &	Clydine P. Fo	x, his wif	F 🛊		
and Florian P	Fox & Pamela N	1. Fox		Ì	C)to.	
3323 N. Whipp	le Chicago, I		(STATE)]	875	57832
herein referred to as "Mo	rigagors," andMAYN	VOOD-PROVISO S	TATE BANK			302
411 W. MADI	SON ST. MAYW	OOD, IL 60153				
(NO AND 8 herein referred to as "Tru	TREET) istee," witnesseth: That W	(CITY) herens Mortgagors are j	(STATE) ustly indebted		Above Space For Recon	· · · · · · · · · · · · · · · · · · ·
herewith, executed by Mo note Mortgagors promise	ortgagors, made payable to to pay the principal sum of Siptember 19.	Bearer and delivered, a Fifteen tho	und by which	and 59/100	time unpaid at the rate of	f 12 percent
per annum, such principal	sum and interest to be pay	able in installments as to	dlows: Thre	e hundred i	hirty three a	nd 70/100
Dollars on the 20th	day of October	. 19 87and Thre	a hundred	thirty thre	e and 70/100-	-m Dollars on
the $20E\Omega$ day of each shall be due on the 20	ch and see, month thereal	tter until said note is full iber, 19.,92df such pa	y paid, except thi Aments on accou	at the mai paymen int of the indebtedn	i or principal and intere- ess evidenced by said m	it, ii not sooner paid, ite to be applied first
to accrued and unpaid inte	th da, (f Septem rest on the unpaid principa due, to bear interest fifer t	d balance and the remain	ider to principal:	the portion of each	of said installments con-	istuting principal, to
	l W. Madisch St	. Maywood, II	60123		or at such other	r obice as the legal
ncincinal sun temaininy u	on time to tune, in wr 2g a npeid thereon, together wi	th accrued interest there	on, shall become	e at once due and D	avable, at the place of B	iymeni aforesaid, m
and existing larthreadsy	he payment, when due, of a s in the performance of an	ar w. Spreement contac	ned in this Trust I	Deed (in which ever	st election may be made	at any tene after the
protest.	ys, without notice), and th					
Annual manual bearing and a star and	, to secure the payment of this Trust Deed, and the	merfore the case	mants and agreen	ments berein contail	sed, by the Mortgagors t	o be performed, and
WARRANT unto the Tru	e sum of One Dollar in ha istee, its or his successors :	and assigns, the collowir	ig described Rea	d Estate and all of	heir estate, right, title i	ind interest therein,
	the City of C				AND STATE OF	
the DA de District	9 4m C E Cwan		todos Addt	Elan to Chi		
Lot 36 in Block of Section 24	. 2 in S.E. Gros , Township 40 N	orth, Range 1	Inden Addi ', East of	tion to Chi the Third	Principal Mer	idian, in
d of Section 24	, Township 40 N	orth, Range 1	inden Addi , East of	tion to Chi the Third	Principal Mer	idian, in
d of Section 24	, Township 40 N	orth, Range 1	inden Addi , kast of	the Third	Principal Mer	idian, in
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(STATE)

(ZIP CODE)

- THE FOLLOWING ARE THE COVEN. ITS, COND TION AND PROVISIONS REFERRED TO OF PAGE 1 (THE REVERSE SEDE OF THIS TRUST DEED) AND WHICH FORTH A PLET DE 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 on buildings now or at any time in process of erection 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 in the title of 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 action; 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, statement 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, assessment, sale, forfeiture, tax lien or title or claim thereof.
- 6. Mortgagors shall pr, each item of indebtedness herein mentioned, both principal and interest, when due according to the terms hereof. At the election of the holders or free principal note, 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 shall occur and continue for three days in the performance of any other agreement of the Mortgagors herein contained.
- 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 neve 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 de han any suit to foreclose the lien hereof, there shall be allowed and included as additional indebtedness in 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 altorneys' fees, Trustee's fees, appraiser's fees, outlay for documentary and expert 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 sinilar 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 vidence 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 premises. In addition, all expenditures and expenses of the nature in this paragraph mentioned shall become so much additional indebtedness secured hereby and immoral all ely 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 vit. It any action, suit or proceeding, including but not limited to probate and bankruptey proceedings, to which either of them shall be a party, either as pie; i.ii. claimant or defendant, by reason of this Trust Deed or any indebtedness hereby actually commenced; or (c) 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 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 forerlosure proceedings, including the duch items as are mentioned in the preceding paragraph hereof; second, all other items which under the terms hereof constitute secured indebt does additional to that evidenced by the note hereby secured, with interest thereon as herein provided; third, all principal and interest remaining drawid; 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 Lee), 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. Amout 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 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 them Mortgagors, except for the intervention of such receiver, would be entitled to collect such rents, issues and profits, and all other powers which ray be necessary or are usual in such cases for the protection, possession, control, management and operation of the premises during the whole of add period. 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 indebtedness secured hereby, or by any decree foreclosing this Trust Deed, or any tax, special assessment or other lien which may be or become appelication 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 so bject 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 ar & access 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 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 hereunder or 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 the makers thereof; and where the release is requested of the original trustee and he has never executed a certificate on any instrument 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,
 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 hinding upon Mortaneous and all persons claiming upday.
 - 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.

	The Installment Note mentioned in the within Trust Deed has been
IMPORTANT	
OR THE PROTECTION OF BOTH THE BORROWER AND ENDER. THE NOTE SECURED BY THIS TRUST DEED	identified herewith under Identification No.
HOULD BE IDENTIFIED BY THE TRUSTEE, BEFORE THE RUST DEED IS FILED FOR RECORD.	
RUSI DEED IS FILED FOR RECORD.	Trustee