

1. Grantors shall: (1) promptly repair, restore or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or be destroyed; (2) keep said premises in good condition and repair, without waste, and free from encumbrances; (3) pay when due any indebtedness which may be incurred by him or charge on the premises superior to the liens hereof, and upon request certify annually to the trustee of the documents of such prior liens to Trustee or to Beneficiary; (4) complete within a reasonable time any building or buildings now or at any time in process of erection upon and premises; (5) 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 approved by law or necessary processes.

2. Grantors shall pay before any penalty accrues 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 Beneficiary duplicate receipts therefor. To prevent default hereunder Grantors shall pay in full under protest, in the manner provided by statute, any tax or assessment which Trustee may desire to collect.

3. Grantors shall keep all buildings and improvements now or hereafter situated on said premises insured against loss or damage by fire, lightning or windstorm under policies providing for payment by the insurance companies of amounts sufficient to pay the cost of replacing or repairing the same or to pay to full the indemnity so secured hereby, all in compliance therewith to the satisfaction of the insurance underwriters having payment in case of destruction or damage to the premises, and shall deliver evidence of such policies to Trustee or to Beneficiary, 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 thereon, Trustee or Beneficiary may demand and receive payment or portions of any amount required of Grantors in any form and manner detailed elsewhere, and may, but need not, make full or partial payments of principal or interest on prior indebtedness, if any, and preclude, discharge, extinguish or settle any tax, fee, or other claim held by them or others against the premises or against any tax or assessment, & all money paid for any of the premises herein described and all expenses paid or incurred in connection therewith, including attorney's fees, and any other money advanced by Trustee or Beneficiary to prevent the enforcement of the covenants herein contained, shall be deemed additional indebtedness secured hereby and shall become due and payable when and where the principal and interest become due and payable, without notice and with interest thereon at the annual percentage mentioned in the Loan Agreement this Trust Deed secure, trust of Trustee or Beneficiary shall never be considered as a waiver of any right accruing to them on account of any default hereunder on the part of Grantors.

5. The Trustee or Beneficiary, besides secured amounts and payment of amounts of costs or expenses, may do or suffer according to any law, judgment or decree pronounced from the appropriate public office without inquiry into the character of such tax, assessment or charge or into the validity of any tax, assessment, rate, forfeiture, fee, fine or title or claim thereto.

6. Grantors shall pay each item of indebtedness herein described shall be liable, individually, to the holder thereof. As the option of Beneficiary, and without limiting the rights of Beneficiary, all unpaid indebtedness secured by this Trust Deed, notwithstanding anything in the loan agreement or in this Trust Deed to the contrary, becomes due and payable to him/her in the case of default in making payment of any indebtedness on the Loan Agreement, or (b) when default has occurred and appears无可避免, in the possession of any other agreeement of the Grantors, or (c) immediately if all or part of the same or one and transferred by the Grantors without Beneficiary's prior written consent.

7. When the indebtedness hereunder and shall become due whether by acceleration or otherwise, Beneficiary or Trustee shall have the right to foreclose the lien hereof, there shall be allowed and deducted from the proceeds of sale or foreclosure all expenses which may be paid or incurred by or on behalf of Trustee or Beneficiary for attorney's fees, Trustee's fees, appraiser's fees, costs for documentary and expert evidence, management charges, publication costs and costs (which may be estimated as to the value to be exact) and other entry of the decree of foreclosing, all costs of sale, including expenses of title, title insurance and examinations, fees of title holders, title certificates, and similar fees and expenses with respect to title to Trustee or Beneficiary may done to him/her by title holder, title holder may be held responsible to title holder for the true condition of the title to the value of the premises. All expenditures and expenses of title holders in this paragraph mentioned shall become an added indebtedness secured hereby and immediately due and payable, with interest thereon at the annual percentage rate stated in the loan agreement or in this Trust Deed unless, when paid or incurred by Trustee or Beneficiary in connection with (a) any proceeding, including process and interlocutory proceedings, to foreclose the lien hereof, or (b) any action, claim, suit or proceeding, including process and interlocutory proceedings, to prepare for the defense of any threatened suit or proceeding which might affect the premises or the security hereof, whether or not such action, claim, suit or proceeding is brought against Trustee or Beneficiary.

8. The presence of any foreclosure sale of the premises shall be discontinued and applied in the following order of priority: First, on account of all costs and expenses incident to the foreclosure proceedings, including all costs thereon of the proceedings, including attorney's fees, court costs, all other expenses under the terms hereof constituting secured indebtedness, addendum(s) that preceded by the Loan Agreement, with interest thereon at the rate provided; (b) second, principal and interest "accrued" unpaid on the note; fourth, any expense to Cetner, Inc., their heirs, legal representatives or assigns, as their rights may appear.

9. Upon, or at any time after the filing of a bill of sale, and before the date of sale, Trustee or Beneficiary may appoint a receiver of said premises. Such appointment may be made either before or after sale, without notice, without regard to the presence of Grantors, and without regard to the time value of the premises. Any receiver so appointed shall be entitled to all rents and issues arising from the premises, and to all income and profits therefrom, and to all rights and powers of said premises during the pendency of such foreclosure suit and, in addition, shall have the power to collect the rents, issues and profits of said premises during the pendency of such receiver, and to sue thereon notwithstanding any and, notwithstanding further notice when given, except for the intervention of such receiver, would be necessary to avoid great inconvenience, expense and all other powers which may be necessary or are usual to such receiver for the protection, preservation, control, management and operation of the premises during the pendency of such receiver, and to sue thereon notwithstanding the receiver to apply the net income in his hands in payment of all debts to him/her, provided that (1) The indebtedness secured hereby, or by any addendum(s) to this Trust Deed, or by any other agreement or other instrument which may be or become superior to the lien hereof or which, however, provides such application is made prior to foreclosure sale; (2) the deficiency in case of a sale.

10. The Trustee or Beneficiary has the option to demand, on the tenth day of the month in which this trust deed is paid in full on the third anniversary of the last date of the last and annual or such subsequent anniversary date, if the option is exercised, Grantors shall be given written notice of the election at least 90 days before payment in full is due. If payment is not made when due, Trustee or Beneficiary has the right to exercise any remedies permitted under this trust deed.

11. No action for the enforcement of the lien or of any provision hereof need be brought in any court which would not be good and available to the party intervening cause in an action of law upon the note hereby secured.

12. Trustee or Beneficiary shall have the right to inspect the premises at all reasonable times and places, and/or shall be provided for that purpose.

13. Trustee has no duty to examine the title, location, existence, or condition of the premises, nor shall Trustee be obliged 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 hereof, except in case of gross negligence or misconduct and Trustee may require indemnity satisfactory to Trustee before exercising any power herein given.

14. Upon presentation of satisfactory evidence that all indebtedness secured by this Trust Deed has been fully paid, either in full or after maturity, the Trustee shall have full authority to release this trust deed, the lien hereof, by proper instrument.

15. In case of the resignation, inability or refusal to act of Trustee, the Beneficiary shall have the authority to appoint a Successor in Trust. Any Successor in Trust hereunder shall have the identical title, powers and authority as are herein given Trustee.

16. This Trust Deed and all provisions hereof shall be deemed to be an absolute and unconditioned trust and/or fiduciary relationship between the parties herein named, and the word "Grantor" when used herein shall include all such persons and all persons hereafter for payment of the indebtedness, and any new owner, whether or not such person shall have executed the Loan Agreement or this Trust Deed. The term "Beneficiary" as used herein shall mean and include any successor or assignee of Beneficiary.

FOR RECORDERS INDEX PURPOSES
ENTER STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE

1300 S 103RD AVE
600 FT S - 130 - 30 # 97820
60' DEEP 10' BMT 110' WLL 88' E18
58' E18

CITY
STATE
INSTRUMENT NO.
7/20/87

OR
RECORDERS OFFICE BOX NUMBER

87619089

UNOFFICIAL COPY

Schedule A

6/19/89

Parcel 1: Lot 60 in Doris Sanger's Resubdivision of Lots 24 to 46 inclusive in Block 124 and part of Lots 10 to 22 inclusive in Block 123 in Cornell, in the Northeast 1/4 of the Northwest 1/4 of Section 35, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: Lot P 60 in Doris Sanger's Resubdivision of Lots 24 to 46 inclusive in Block 124 and part of Lots 10 to 22 inclusive in Block 123 in Cornell, in the Northeast 1/4 of the Northwest 1/4 of Section 35, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

AK#1134 East 81st Unit D Street

PEN 20-35-113-000
130

Chgo

Property of Cook County Clerk's Office

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UNOFFICIAL COPY

Quinton, 1981

100% of evidence at 34 of 48 and 30 matches were a 100% match in 68 total of 100 items.
A 100% match was not found in 11 items and evidence at 34 of 48 and 30 items had 100%
match and 30 items had 99% match.

an extension of AC and its relationship to various areas of the economy. It is found
that there is a strong relationship between the S&P 500 and the S&P 1000, which
is due to their similar composition. The S&P 1000 is more diversified than the S&P 500,
but it is also more volatile. This suggests that the S&P 1000 is more sensitive to economic
changes than the S&P 500.

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