OR RECORDER'S OFFICE BOX NO. . . . ........

GEORGE E. COLE-LEGAL FORMS-

## TRUST DELD VILL NUIS) For Use With Note Form 1448 (Monthly Payments Including Interest)

CAUTION: Consult a lawyer i makes any warranty with resp					
THIS INDENTURE.	, made Decembe:	r.31,	≥8.6		
between GENE	JANES & EVELYN JAN	ES, his wife			
3854 W. Dive	rsey NDSTREET)	Chicago, Illino	ois		
(NO. Af	NOSTREET; 'Mortgagors," and South	(CITY) (STATE Central Bank & To	rust	8700713	80
	Mongagora, and				
-			1		
	vlet Road NDSTREET) Trustee." witnesseth: That Wh			The Above Space For Record	57 51 vlnO sell s'ra
to the legal holder of a herewith, executed by	Trustee," witnesseth: That Whit principal promissory note, term Mortgagors, made payable to Bis 10 pay the principal sum of	ned "Installment Note," of ev Searer and delivered grand o	en date L	·	
Dollars, and interest f.	on December 31.	1986the balance of prin	cipal remaining from tir	ne to time unpaid at the rate of	13 per c
per annum, such princi	ipulsand interest to be paya	ble in installments as follows:	ONE HUNDRED	TWO & 96/100 (\$10	2.96)
	n day of <b>February</b>				
shall be due on the	15th day of January	19. <b>91</b> all such payment	s on account of the inde	btedness evidenced by said not	e to be applied
o accrued and unpaid i	interest on the un paid principal t en due, to bear interest after th	balance and the remainder to a date for payment thereof, a	principal; the portion of it the rate of - 13	each of said installments const	ituting principal
nade payable at	South Central Bank	& Trust Co.		or at such other	place as the le
366 (1619)311 (8311 (877))	South Central Bank, from time to time, ir arting ap ag unpaid thereon, together and in the payment, when due of in the payment, when due of its days in the performance of any, without notice), and that	Naustallment of briez bacor of	neresi in accordance wi	in the terms increm or in case	actaun snau w
rolest.					
have mentioned note a	RE, to secure the payment of the and of this Trust Deed, and the p f the sum of One Dollar in han Trustee, its or his successors an	erform ince of the covenants a	ind agreements herein c	ontained, by the Mortgagors to	be performed, a
ituate, lying and being	in the City of Chica	CO	UNTY OF COOK	AND STATE OF	ILLINOIS, to
the West ל לי מו Section	of Lot 13 of Davl on 26 Townshin 40	in, Kelly and Car North Range 14	rrol's Subdiv	st 5 acres thereof ision of the North Third Principal M	west bridian
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- 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 building or 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 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 at with interest thereon at 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 accruing them on account of any default hereunder on the part of Mortgagors.
- 5. The Trustee or the notities 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 value, of any tax, assessment, sale, forfeiture, tax lien or title or claim thereof.
- 6. Mortgagors shall pay cach from of indebtedness herein mentioned, both principal and interest, when due according to the terms hereof. At the election of the holders of the 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 have 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 debt in 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 attorneys' fees, Trustee's fees, appraiser's fees, outlays for occumentary and expert evidence, stenographers' charges, publication costs and costs (which may be estimated as to items to be expended a fer eatry 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 evidence 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 be come 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 (a) any action, suit or proceedings, to which either of them shall be a party, either as plaint.if claimant or defendant, by reason of this Trust Deed or any indebtedness hereby secured; or (b) preparations for the commencement of any suit for the force are 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 foreclosure proceedings, including all so h items as are mentioned in the preceding paragraph hereof; second, all other items which under the terms hereof constitute secured indebtedness additional to that evidenced by the note hereby secured, with interest thereon as herein provided; third, all principal and interest remaining unprid; 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 Deed, 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, without 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. 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 whom 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 any 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 lax, special assessment or other lien which may be or become superior to the lien hereof or of such decree, provided such application is made prior to foreclosure sale; (2) the deficiency in case of a sale and degree or apply the net income in the provided such application is made prior to foreclosure sale; (2) the deficiency in case of a sale and degree or application is made prior to foreclosure sale; (2) the deficiency in case of a sale and degree or application is made prior to foreclosure sale; (2) the deficiency in case of a sale and degree or application is made prior to foreclosure sale; (2) the deficiency in case of a sale and degree or application is made prior to foreclosure sale;

- decree, provided such approximate decree, and and action at law upon the note note.

  10. No action for the enforcement of the lien of this Trust

  11. Trustee or the holders of the note shall have the right to inspect the premises at all reasonable times and a cass uncontainty of the premises, nor shall Trustee be obligated to record that 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 next course indemnities satisfactory to him before exercising any power herein given.

  12. Trustee shall release this Trust Deed and the lien thereof by proper instrument upon presentation of satisfactory evidence that all interpret the principal note, representing that all indebtedness approaches the principal note, representing that all indebtedness without inquiry. Where a release is requested of a successor trustee, and which purpose. 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 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 binding upon Mortgagors and all persons claiming under of 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.

been

	The Installment Note mentioned in the within Trust Deed has
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.	
	· Trustee