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THIS INDENTURE, made May 2, 19 87, between

MICHAEL J. KARR

herein referred to as "Mortgagors," and  
MARQUETTE NATIONAL BANK,

a national Banking Association doing business in Chicago Illinois, herein referred to as TRUSTEE, witnesseth:  
THAT, WHEREAS the Mortgagors are justly indebted to the legal holder or 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 SIXTY EIGHT THOUSAND SIX HUNDRED AND NO/100-----Dollars, evidenced by one certain Instalment Note of the Mortgagors of even date herewith, made payable to BEARER and delivered, in and by which said Note the Mortgagors promise to pay the said principal sum and interest from date of disbursement on the balance of principal remaining from time to time unpaid at the rate of 10.25 per cent per annum in instalments as follows:

12.00

Nine Hundred Sixteen and 10/100--(\$916.10)  
Dollars on the first day of July 1987 and  
Nine Hundred Sixteen and 10/100--(\$916.10)

Dollars on the first 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 first day of June 1997. 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 ~~10.25~~ <sup>12.25</sup> per cent per annum, and all of said principal and interest being made payable at such banking house or trust company in Chicago 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 MARQUETTE NATIONAL BANK in said City.

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.

Lot 10 (except that part lying East of a line 50 feet West of and parallel to the East line of Section 15) in Block 1 in James Murdock and Company's Crawford Avenue Addition, being a Subdivision of the North half of the South East quarter of the North East quarter of Section 15, Township 38 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

MJK

P.I.N. 19-15-230-040-0000  
Property Address: 5724 Pulaski Road  
Chicago, Ill 60629

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, or 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, front coverings, inador beds, awnings, stoves and 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 up in 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.

X Michael J. Karr [SEAL] X [SEAL]  
Michael J. Karr [SEAL] [SEAL]

STATE OF ILLINOIS, I, the undersigned  
County of Cook ss. a Notary Public in and for and residing in said County, in the State aforesaid. DO HEREBY CERTIFY THAT  
Michael J. Karr

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, including the release and waiver of the right of homestead

GIVEN under my hand and Notarial Seal this 5<sup>th</sup> day of May A D 1987

"OFFICIAL SEAL"  
CHERYL DOYLE  
Notary Public, State of Illinois  
My Commission Expires 12/12/89

Cheryl Doyle  
Notary Public.

87310411

Chicago, Illinois

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has been identified

The Mortgagor hereby waives any and all rights of redemption from sale under any order or decree of foreclosure of this Trust Deed, on its own behalf of each and every person, except decree or judgment creditors of the Mortgagor, acquitting any interest in or title to the premises subsequent to the date of this Trust Deed

17. In addition to the monthly payment of principal and interest herein specified, the Mortgagor shall pay 1/18th the annual amount of the general taxes with each monthly payment. In the event such payment amount may be required for that purpose.

18. The Holder of the Note may collect a "late charge" not to exceed one percent of the principal amount of the Note for each payment more than fifteen (15) days in arrears. To cover the extra expense involved in handling delinquent payments.

19. No action for the enforcement of the lien of any promissory note hereunder 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 secured.

20. The proceeds of any foreclosure 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 under the terms hereof; and interest remaining unpaid on the note; fourth, any surplus, legal representatives or assigns, as their rights may appear.

21. The Mortgagor shall keep all buildings and improvements now or hereafter situated on said premises insured against loss or damage by fire, lightning, wind, hail, and other causes, and shall pay special taxes, special assessments, water charges, sewer assessments, and other charges assessed against the premises and shall pay all taxes and assessments which may be levied against the premises.

22. The Mortgagor shall pay before any penalty attaches all general taxes, and shall pay special taxes, special assessments, water charges, sewer assessments, and other charges assessed against the premises and shall pay all taxes and assessments which may be levied against the premises.

THE COVENANTS, CONDITIONS AND PROVISIONS REFERRED TO ON PAGE 1 (THE REVERSE SIDE OF THIS TRUST DEED):