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*P1 110 15 15 15 15 15 15 15 15		June	12,	.87			733799		
THIS INDENTURE	nn E.Durias			19,			99		
between									
243 S. 13th	Ave.	Maywood Il	6015	53	1				
(NO. A	NO STREET)	(CITY) laywood Provis	o State	BYATE) Bank	1				
nerein referred to as "	"Mortgagors," and		<u> </u>		1	,	FC Zo tao t		
411 W.Madiso	n Mes	wood I1 601	53			•	* C & (a)		
(NO. A	NO STREET)	(CITY)	(8	STATE)	1				
o the legal holder of a	a principal promissos	h: That Whereas Mortg y note, termed "Install payable to Baycer and d pal sum of 111166 C	nent Note, Note and	of even date and by which SIX hund	ired forty-two	Space For Recorder's U and 00/100			
Dollag, and interest fo	from 6/12/8	7 08.1	he halance o	forincipal rema	iining from time to time un	paid at the rate of 110	UU per cent		
er annum, such princ Pollars on the <u>15t1</u>	cipal sum and interes h dive Jul	t to be payable in install	one hu	ndred nir	indred nineteen neteen and 23/10	00	Dollars on		
ne 15th day o	feach and very mo	nth thereafter until said	note is fully	paid, except the	at the final payment of prir	ocipal and interest, if no	t sooner paid,		
hall be due on the	interest on the mon	ne 19 × 19 × 19 × 19 × 19 × 19 × 19 × 19	All such pay the remaind	ments on accou ler to principal;	nt of the indebtedness evid the portion of each of said	installments constitutio	g principal, to		
		eat after the date for po			of 13.00 per cent per	annum, and all such pa	yments being		
ulder of the note may	from time to time	n w /it ag appoint, which	note furthe	r provides that	at the election of the legal h	or at such other place older thereof and witho	e as the legal outnotice, the		
ise default shall occur	r in the payment, who	endue, c. ni y installmer	it of principi	il or interest in a	ent once due and payable, ecordance with the terms	thereof of in case defini	iit shuii occur		
nd continue for three xpiration of said three	days in the performs e days, without notic	nce of a ny fill a agreen to), and that all parties (ient contain lhereto seve	ed in this Trust f rally waive pres	Deed (in which event electi entment for payment, not	on may be made at any ice of dishonor, protest	time after the and notice of		
rotest. NOW THEREFO	ORE, to secure the pr	yment of the said princip	pal sum of m	oney and intere	st in accordance with the te	rms, provisions and lim	itations of the		
pove mentioned note so in consideration o	and of this Trust Dec of the sum of One D	d, and the performance offar in hand paid, the	of the cover eccipt whe	ants and agreen reof is hereby a	nents herein contained, by cknowledged, Mortgagor:	the Mortgagors to be pe by these presents CO	riormed, and NVEY AND		
ARRANT unto the tuate, lying and being	Trustee, its or his si	accessors and assign: of Maywood	of following	described Real. COUNTY OF	i Estate and all of their es	tate, right, title and into AND STATE OF ILLII	erest therein,		
tuate, iya g min cem	, m mc		7	_			1010, 10 W.		
	•	foot of Lot 44 ship 39 North,			reet Addition	, a subdivisio	n of		
		JUN-21	2-87	44560	87337994	A or:	12.00		
		140	-	· (3/7)	01331774	A - REL	12.00		
hich, with the proper	rty heroinafter descri	bed, is referred to herei	n as the "pr	emises,"					
ermanent Real Estat	e Index Number(s):	15-10-404-0	218	Lw					
ddress(es) of Real E	state: 243 S.	13th Ave.	Maywo	od Il	60:32				
TOGETHER with	h all improvements, t	enements, easements, a	nd appurten	ances thereto be	elonging, and all tents, issu	es and profits thereof fo	or so long and		
condurily), and all fix	xtures, apparatus, co	uinment or articles now	or hereafte:	r therein or ther	pledged primarily and on con used to supply heat, g	as, water, light, power,	refrigeration		
id air conditioning (v vnings, storm doors a	whether single units and windows, floor c	or centrally controlled) overings, inador beds.	, and ventil Hoves and w	ation, including rater heaters. A	(without restricting the fall of the foregoing are dec	oregoing), screens, win fared and agreed to be	dow shades, a part of the		
ticles hereafter placed	d in the premises by	Mortgagors or their succ	cssors of as	signs shall be pa	s and additions and all simi art of the mortgaged premi	/CS.			
TO HAVE AND Trein set forth, free fro	TO HOLD the prem om all rights and ber	ises unto the said Trusto efits under and by virtue	e, its or his v of the Hon	successors and a nestead Exempt	issigns, forever, for the pution Laws of the State of II	rposes, and upon the us lines which said rights	es and trusts and benefits		
ortgagors do hereby e se name of a record o	expressly release and	waive.							
This Trust Deed co	angists of two pages. "	The covenants, condition	as and provi	dons appearing	on page 2 (the reverse side et out in full and shall be	of this Trust Deed) are	ncorporated		
ccemors and assigns.	-	-			el out to inn and suffit be	continue on a ventualistors	(Seal)		
Witness the hands		ors the day and year fire					(Sout) C.3		
PLEASE PRINT OR	GlennE. Di	rias		(960)					
PE NAME(S) BELOW							93		
MATURE(S)				(Seat) _			(Seal)		
ite of Minois County	cool				L the undersigned a N	lotary Public in and for	said County		
	in the State afor	said, DO HEREBY C	ERTIFY the	. Glenn	E. Durias				
PRESS					e18 subsc	albud to the foresting			
BEAL IERE					h_GX_ signed, sealed a				
•	she right of homeste		uct, for the	uses and purpo	ses therein set forth, inch	iding the release and w	aiver of the		
an under mu bend or	•	10-1	orvor_	, 5	dune .		ю 87		
ren under my hand ar mmission expires	چې د بس <i>س</i>	1956		معرب	Dient				
s instrument was pre-	nared by Clay	Belongia	411 W.	Madison	Maywood Il	60153	Notary Public		
	Manusad Dr		NAME VED.	DORESS			_ 		
if this instrument to	411 W. Mad	ison 6	Milde	May Walay.	1 60153				
RECORDER'S OF	FICE BOY NO	(CITY)	.unqui	OF TIME			(ZIP CODE)		
ORDER AUF			-	manil.					
				- mines					

- THE FOLLOWING ARE THE COLETA VS, CONDITIONS AND PROVISIONS REFERRED TO PAGE 1 (THE REVERSE SIDE OF THIS TRUST DEED) AND WHICH FORM PART OF THE THE THE 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 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 a.d. ith 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 acc un. 4 other note shall 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 produced 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 eac', item 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 and continue for three days in the performance of any other agreement of the Mortgagors herein contained.
- 7. When the indebtedness hereby accured 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 'lav? 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 (leb'. 'b any suit to foreclose the lien hereof, there shall be allowed and included as additional indebtedness in the decree for sale all expenditures sid 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 not documentary and expert evidence, stenographers' charges, publication costs and costs (which may be estimated as to items to be expended fiter intry of the decree) of procuring all such abstracts of title, title searches and examinations, guarantee policies. Torrens certificates, and sim lar 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 tille 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 immediately due and payable, with interest thereon at the rate of nine per cent per annum, when proceedings, to which either of them shall be a party, either as plain it, claimant or defendant, by reason of this Trust Deed or any indebtedness hereby secured; or (b) preparations for the defense of any threatened suit or p occeding the region of the security hereof, whether or not actually commenced; or (c) preparations for the defense of any threatened suit or p occeding which might affect the premises or the security hereof, whether or not actually commenced. actually commenced
- 8. The proceeds of any foreclosure sale of the premises shall be distrib) ted 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 which under the terms hereof constitute secured indebted ners additional to that evidenced by the note hereby secured, with interest thereon as herein provided; third, all principal and interest remaining and account, 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 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, whout 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 reals and efficiency, during the full statutory period for redemption, whether there be redemption or not, as well as during any further time; 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 my be necessary or are usual in such cases for 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 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 tank of efficiency.
- 10. No action for the enforcement of the lien of this Trust Deed or of any provision hereof shall be subject 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.
- 1). Trustee or the holders of the note shall have the right to inspect the premises at all reasonable time; ar squees 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 he 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 amissions 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 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	iπ	the	within
IPORTANT							

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.

identified herewith under Identification	No

Trust Deed has been