## THUST DENDULL NOIS) FOR THE PROPERTY OF THE PR

12.00

THIS INDENTURE, madeMay 4,	10.00	
between Juan M. Felix & Leticia Felix,		88200
his wife (J)		88200494
2526 S. Hamlin, Chicago, Il. (NO AND STREET) (CITY)	(STATE)	}
herein referred to as "Mongagors," and Midwest Bank & Trust Co.		
1606 N.Harlem Ave. Elmwood Park, (NO AND STREET) (CITY)	(STATE)	
herein referred to as "Trustee," witnesseth. That Whereas Mortgagors a	re justly indepted	The Above Space For Recorder's Use Only
to the legal holder of a principal promissory note, termed "installment So herewith, executed by Mortgagors, made payable to Bearer and delivered note Mortgagors promis (a) pay the principal sum of SIXTEEN THO	usand three	hundred eighty five and 04/100
Dollars, and interest from Date on the balar per annum, such principal am and interest to be payable in installments a Dollars on the 4th da of June 1988 and One in the balar per annum, such principal am and interest to be payable in installments a part of the balar per annum to the balar per annu	ice of principal remail is follows: One j hu	ndred ninty five and 06/100
Dollars on the 4th day of June 1988 and One 1	hundred nint	y five and 06/100 Dollars on
the 4th day of each and every month thereatter until said note is 1	fully paid, except that	the final payment of principal and interest, if not sooner paid,
shall be due on the 4th day or May 1995 all such to accrued and unpaid interest on the or peld principal balance and the rem	i payments on account ainder to principal; th	e porported each of said installments constituting principal, to
the extent not paid when due, to bear after statter the date for payment made payable at Micwest Bank & Prust Co., 1606 I	thereof, at the rate of N. Harlem. E	per cent per annum, and all such payments being
made payable at holder of the note may, from time to time, it stiting appoint, which note to principal sum remaining unpaid thereon, together, ith accrued interest th	ifther provides that at	the election of the legal holder thereof and without notice, the
case detault shall occur in the payment, when duc, of hwylistatiment of Pfili	icipal of interest in ac	intuince with the terms increar or in case actaint shall occur-
and continue for three days in the performance ofc/ wher agreement con expiration of said three days, without notice), and that all porties thereto:	tained in this Trust De severally waive presen	ed (in which event election may be made at any time after the atment for payment, notice of dishonor, protest and notice of
protest. NOW_THEREFORE, to secure the payment of the and principal sum.	of money and interest	in accordance with the terms, provisions and limitations of the
above memioned note and of this Trust Dee'd, and the perton's angle of the e also in consideration of the sum of One Dollar in hand paic, the receipt WARRANT unto the Trustee, its or his successors and assigns, the follow	ovenants and agreeme	nts herein contained, by the Mortgagors to be performed, and
WARRANT unto the Trustee, its or his successors and assigns, the followatuate, lying and being in the City of Chicago	wing described Real i	istate and all of their estate, right, title and interest therem,
Lot 9 in the Subdivision of Block		
being a Subdivision of that part	of the West	of the Northwest 4 of Section
26, Township 39 North, Range 13, 1	isst of the T	hird Principal Meridian, Lying
South of the South line of the Ric		the Chicago, Burlington and
Quincy Railroad, in Cook County, I	TTIOS	
. No. 1. Control of the control of t		
which, with the property bereinatter described, is referred to berein as the	premises	
Permanent Real Estate Index Number(s): 16-26-121-027	*1	88200494
Address(es) of Real Estate:2526 S. Hamlin, Chicag		
econdarily), and all fixtures, apparatus, equipment or intreles how or here ind air conditioning (whether single units of centrally controlled), and vewings, storm doors and windows, floor coverings, finador beds, stoves at nortgaged premises whether physically attached thereto or not, and it is agriticles hereafter placed in the premises by Mortgagors or their successors of TO HAVE AND TO HOLD the premises unto the said Tristee, its or crein set forth, free from all rights and benefits under and by virtue of the latertungors do hereby, extressly release and waive.	itenances thereto belosues and profits are patter therein or there entitation, including (and the add buildings as a saigns shall be parthis successors and as Homestead Exemptic	ledged prima by and on a parity with said real estate and not on used to supply heat, gas, water, light, power, refrigeration without restricting the foregoing), screens, window shades, of the foregoing a c declared and agreed to be a part of the not additions and additions and asserting to or other apparatus, equipment or of the mortgaged premises signs, forever, for the purposer, and upon the uses and trusts in Laws of the State of transets, which said rights and benefits
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THE FOLLOWING ARE THE COVENANTS CONNETTONS AND PROVISIONS DEFERRED TO ON PAGE I (THE REVERSE SIDE OF THIS TRUST DEED) AND VHITTEFOLM) PART OF THE TRUST DEED WHICH THE REVERSE SIDE OF THIS TRUST DEED (WHICH THE REVERSE SIDE).

1. Mortgagors shall (1) keep and premises in good conclition and depart without sate (1) 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 crection 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 Morigagors 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 and with interest thereon at the rate of time per cent per annum. Inaction of Trustee or holders of the note shall never be considered as a waiver of any right accruing to the note shall never be considered as a waiver of any right accruing to the note shall never be considered as a

5. The Trustee or the no'ders 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.

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 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

7. When the indebtedness hereby secure? 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 small 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, outle, is for documentary and expert evidence, stenographers' charges, publication costs and costs (which may be estimated as to items to be expended after evidence to 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 become so much additional indebtedness secured hereby and immediately due and payable, with interest thereon at the rate of nine per cert per annum, when paid or incurred by Trustee or holders of the note in connection wit. (a any action, suit or proceeding, including but not finited to probate and bankruptes proceedings, to which either of them shall be a party, either as place of 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 proc. Any which might affect the premises or the security hereof, 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 a) such items as are mentioned in the preceding paragraph hereof, second, all other items which under the terms hereof constitute secured indebtedue and additional to that evidenced by the note hereby secured, with interest thereon as herein provided; third, all principal and interest remaining tup ad; 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, 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, will out notice, without regard to the solvency or involvency of Mortgagors at the time of application for such receiver and without regard to the the 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 tents, 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 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 15 did 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 idebtedness 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 at deficiency.

10. No action for the enforcement of the lien of this Trust Deed or of any provision hereof shall be solviect 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.

Trustee or the holders of the note shall have the right to inspect the premises at all reasonable time; and 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 Trus ee 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 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 dessignated 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 herein described herein, he may accept as the genuine principal note herein described herein, he may accept as the principal note herein described herein, he may accept as the principal note herein described herein, he may accept as the release is requested of the original trustee and he has never executed a principal note described herein, he may accept as the principal note herein described herein, he may accept as the release is requested of the original trustee and he has never executed as the principal note described herein, he may accept as the release is requested of the original trustee and he has never executed as the 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 thrn 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 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	identified herewith under Identification No.
ENDER, THE NOTE SECURED BY THIS TRUST DEED	
IOULD BE IDENTIFIED BY THE TRUSTEE, BEFORE THE	
RUST DEED IS FILED FOR RECORD.	
	Trustee