5		For Use With Note For			The second	### 1 C / C	
~%	•	(Monthly Payments Include		Manda Maca	TY ILLINOIS R HECORD		
3	CAUTION: Consult a lawyer befo	re using or acting under this form. Ne	ifther the publisher nor ti		1		
-	makes any warranty with respect	re using or acting under this form. Ne thereto, including any warranty of men	:hentability or litness for	1987 107 2	Z_AH ID: 49	883327	62
60							• •
P	THIS INDENTURE, ma	adeJul;	y 21	1.88,			
**	between David Mi	chael and Elizabe	eth Michael	. his wife	. [		
<>>	as_joint	tenants			ļ		
	6624 Nor	th California, Ch	hicago. Ill	inois			
	(NO. AND S	STREET) ortgagors," andCommerc	(CITY)	(STATE)	1		
				a.i			
	48UU N. Wester	n Ave., Chicago.	.III inois	(STATE)	1		
	herein referred to as "Tru	istee," witnesseth: That Whe incipal promissory note, termo	reas Mortgagors ar ed "Installment No	e justly indebted	The Ab	ove Space For Recorder's Use	e Only
	herewith, executed by Mo	ortgagors, made payable to Be	tarer and delivered Ten Thousar	in and by which nd Soventy	Five and OO/	100	
	Dollars, and interest Colo	July 21, 1988	on the balan	ice of principal rei	naming from time to tin	ty-Nine and 23/100	per cent
	per annum, such principal	runi and interest to be payab	le in installments as	s follows:! WO	nunarea iweni	cy-wine and 23/100	<u> </u>
						23/100 ———————————————————————————————————	
						s evidenced by said note to be said installments constituting	
		A Company of the Comp			( 13 0	t man amount and all cook moon	Laina
	made payable at Comme	ercial Nacional B	ank, 4800 h	lestern. Ci	nicago, IL	or at such other place gal holder thereof and withou able, at the place of payment erms thereof or in case defaul election may be made at any ti , notice of dishonor, protest a	as the legal
	holder of the note may, fro	om time to time, ir writing app	soint, which note fu accrued interest the	rther provides the ereon, shall become	it at the election of the k ne at once due and pays	gal holder thereof and withou able, at the place of payment i	it notice, the aforesaid, in
	case default shall occur in t and continue for three days	he payment, when due of any s in the performance of any s.	installment of prin	cipal or interest in tained in this Trus	accordance with the to t Deed (in which event o	rms thereof or in case default election may be made at any ti	t shall occur me after the
	expiration of said three da protest.	ys, without notice), and that	all parties thereto s	everally waive pr	esentment for payment	, notice of dishonor, protest a	nd notice of
	NOW THEREFORE	to secure the payment of the	s sid principal sum of	of money and inte	rest in accordance with t	he terms, provisions and limit	ations of the
	also in consideration of th	e sum of One Dollar in hand	paid the receipt of	whereof is hereby	acknowledged, Mortg	d. by the Mortgagors to be perlagors by these presents CON ir estate, right, title and inter—AND STATE OF ILLIN	VEY AND
	situate, lying and being in	the City of Chi	cago	COUNTY (	Cook	AND STATE OF ILLIN	OIS, to wit:
		ornia Albion Addi					
	of Subdivision of	of the South West	1/4 of Sec	tion 36. T	ownship 41 No	rth. Range 13.	
	lying East of th	ne Third Principa	l Meridian	in Gook Co	unty, İllinoi	s.	
						And the Party of t	2
				40	•	40	
	which, with the property h	ereinafter described, is referr	ed to herein as the	"premises,"	K /_	1200	
	• • •	ereinafter described, is refere	red to herein as the	"premises,"		1200	
	Permanent Real Estate In	dex Number(s): 10-36-	-311-025		ine	1200	
	• • •	dex Number(s): 10-36-	-311-025		inolo	1200	
	Permanent Real Estate In Address(es) of Real Estate TOGETHER with all	dex Number(s): 10-36-	ifornia, Ch	icago, Ill	belonging, and rivents	12 RD., issues and profits thereof for d on a parity with said real est	ate and not
	Permanent Real Estate In Address(es) of Real Estate TOGETHER with all during all such times as Mo	dex Number(s): 10-36- 6624 North California description of the control of the con	ifornia, Chrisements, and appure eto (which rents, is	icago, Ill	belonging, and raire ats	d on a parity with said real est	ate and not
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- THE FOLLOWING ARE THE COVENANTS, CONDITIONS AND PROVISIONS PEPERRED TO ON FAGE 1 (THE REVERSE SIDE OF THIS TRUST DEED) AND WHICH FORM PART OF THE TRUST DEED WHICH THERE YEGINS:

  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 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 reprised to in writing by the Trustee or holders of the pote. 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 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 the 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 to them on account of any default 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 procured from the appropriate public office without inquiry into the accuracy of such bill, statement or estimate or into the valid ty of any tax, assessment, sale, forfeiture, tax lien or title or claim thereof.
- 6. Mortgagors shall pay exhibem of indebtedness herein mentioned, both principal and interest, when due according to the terms hereof. At the election of the holders of the minimal 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 sect to 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 snall 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 doct. 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, outlys for documentary and expert evidence, stenographers' charges, publication costs and costs (which may be estimated as to items to be expended after entry of the decree) of procuring all such abstracts of title, title scarches and examinations, guarantee policies. Torrens certificates, and simil ar 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 a chiefcnet 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 immonstrated by Trustee or holders of the note in connection with (a) and expenses of the nature in this paragraph mentioned shall become so much additional indebtedness secured hereby and immonstrated by Trustee or holders of the note in connection with (a) and expenses of the nature in this paragraph mentioned shall become so much additional indebtedness secured hereby and immonstrated by Trustee or holders of the note in connection with (a) and expenses of the nature in this paragraph mentioned shall become so much additional indebtedness secured hereby and immonstrated by Trustee or holders of the note in connection with (a) and assurances with respect to title as T
- 8. The proceeds of any foreclosure sale of the premises shall be disciplated 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 indebteur as additional to that evidenced by the note hereby secured, with interest thereon as herein provided; third, all principal and interest remaining on aid: 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 Dee, 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, without notice, without regard to the solvency or insolvency of Mortgagors at the time of application for such receiver and without regard to the than 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 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 sind 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 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 and deficiency.
- 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.
- 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 Trustee 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, 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 herein described herein the described 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. Commercial National Bank of Choo 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.

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.

The Installment Note mentioned in the within Trust Deed has been

identified berewith under Identification No. 526129

DANA F. RUDE INSTALLMENT LOAN OFFICER