



THIS INDENTURE, made August 20, 1988 between Leon Taylor and Minnie B. Taylor, his wife.

herein referred to as "Mortgagors," and CHICAGO TITLE AND TRUST COMPANY, an Illinois corporation doing business in Chicago, Illinois, herein referred to as TRUSTEE, witnesseth: THAT, WHEREAS the Mortgagors are justly indebted to the legal 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 (\$10,000.00) -----

Ten Thousand and 00/100 ----- Dollars, evidenced by one certain Instalment Note of the Mortgagors of even date herewith, made payable to THE ORDER OF BEARER

and delivered, in and by which said Note the Mortgagors promise to pay the said principal sum and interest from on the balance of principal remaining from time to time unpaid at the rate of 12.25% per cent per annum in instalments (including principal and interest) as follows: (\$145.46) -----

One Hundred Forty-five and 46/100 ----- Dollars or more on the 10th day of October 1988, and One Hundred Forty-five and 46/100 ----- Dollars or more on the 10th 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 10th day of September, 1998. 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 12.25% 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 The South Shore Bank of Chicago 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, to wit:

Lot 28 in B. A. Patrick's Columbus park Addition, being a subdivision of lots 36 and 37 (except the South 33 feet of lot 36) and the North 33 feet of lot 37 taken for opening of West Adams Street) in School Trustee's Subdivision of the North part of Section 16, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

P.I.N. 16-16-207-011
Commonly Known As: 5021 West Adams, Chicago, IL 60644

1200

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 or mortgaged on a parity with said real estate and not secondarily) and all apparatus, equipment or articles now or hereafter thereon or thereat used to supply heat, gas, air 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, floor coverings, under 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 on 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 purpose, and upon 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 hands and seals of Mortgagors the day and year first above written.
Leon Taylor (SEAL) Minnie B. Taylor (SEAL)

STATE OF ILLINOIS,)
County of Cook) ss. MARY C. MCINTYRE
Notary Public in and for and residing in said County, in the State aforesaid. DO HEREBY CERTIFY THAT Leon Taylor and Minnie B. Taylor, his wife.

who are personally known to me to be the same persons whose names subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 20th day of August 1988
Mary C. McIntyre Notary Public



88386816

ATTN: IRS R. JONES

Chicago, IL 60644
5021 West Adams
DESCRIBED PROPERTY HERE
FOR RECORDER'S INDEX PURPOSES
INSERT STREET ADDRESS ABOVE

Chicago, Illinois 60649
South Shore Bank
7054 South Jeffrey Blvd.

MAIL TO:

CHICAGO TITLE AND TRUST COMPANY
ATTEST: SECRETARY/ADMINISTRATOR
Identification No. 725418

FOR THE PROTECTION OF BOTH THE BORROWER AND LENDER THE INSTALLMENT NOTE SECURED BY THIS TRUST DEED SHOULD BE IDENTIFIED BY CHICAGO TITLE AND TRUST COMPANY TRUSTEES BEFORE THE TRUST DEED IS FILED FOR RECORD

1. Mortgages shall promptly repair or rebuild any buildings or improvements now or hereafter situated on and premises insured against loss or damage by fire, lightning or windstorm and flood damage where the lender is required by law to have its loan insured under policies providing for payment by the mortgagee or windstorm and flood damage. The lender is required by law to have its loan insured under policies providing for payment by the mortgagee or windstorm and flood damage. The lender is required by law to have its loan insured under policies providing for payment by the mortgagee or windstorm and flood damage.

2. Mortgages shall pay before any general 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 holder of the note duplicate receipts therefor. To prevent default hereunder Mortgages shall pay in full under protest, in the manner provided by statute any tax or assessment which may be levied against the premises.

3. Mortgages shall keep all buildings and improvements in good condition and repair without waste, and free from mechanics' or other liens or claims for labor not expressly provided for in this instrument. Mortgages shall keep all buildings and improvements in good condition and repair without waste, and free from mechanics' or other liens or claims for labor not expressly provided for in this instrument.

4. In case of default, Trustee or the holder of the note may, but need not, make any payment or perform any act hereunder required of Mortgages in any form and manner deemed expedient, and may, but need not, make full or partial payment of principal or interest on the note or on any tax lien or other lien or claim of any nature or description. Trustee or the holder of the note may, but need not, make any payment or perform any act hereunder required of Mortgages in any form and manner deemed expedient, and may, but need not, make full or partial payment of principal or interest on the note or on any tax lien or other lien or claim of any nature or description.

5. The Trustee or the holder of the note hereby procured from the appropriate public office without inquiry into the accuracy of such bill, so according to any bill rendered or estimated from the appropriate public office without inquiry into the accuracy of such bill, so according to any bill rendered or estimated from the appropriate public office without inquiry into the accuracy of such bill.

6. Mortgages shall pay each item of indebtedness between Mortgages, both principal and interest, when due according to the terms hereof. At the option of the holder of the note, and without notice to Mortgages, all unpaid indebtedness secured by this Trust Deed shall, notwithstanding anything in the note or in this Trust Deed to the contrary, become due and payable (a) immediately in the case of default in making payment of any installment of principal or interest on the note, or (b) when default shall occur and continue for three days in the performance of any other obligation of Mortgages hereunder.

7. When the indebtedness secured by this Trust Deed shall become due whether by acceleration or otherwise, holders of the note or Trustee shall have the right to foreclose the note hereof in any form and manner deemed expedient, and may, but need not, make full or partial payment of principal or interest on the note or on any tax lien or other lien or claim of any nature or description. Trustee or the holder of the note may, but need not, make any payment or perform any act hereunder required of Mortgages in any form and manner deemed expedient, and may, but need not, make full or partial payment of principal or interest on the note or on any tax lien or other lien or claim of any nature or description.

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 process, including all such 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, with interest thereon as herein provided, third, all principal and interest due on the note, fourth, any amounts due to Mortgages, their heirs, legal representatives or assigns, as their rights may appear.

9. Upon or at any time after the filing of a bill to foreclose the note hereof, the court in which such bill is filed may appoint a receiver of the premises, and may, but need not, make any payment or perform any act hereunder required of Mortgages in any form and manner deemed expedient, and may, but need not, make full or partial payment of principal or interest on the note or on any tax lien or other lien or claim of any nature or description. Trustee or the holder of the note may, but need not, make any payment or perform any act hereunder required of Mortgages in any form and manner deemed expedient, and may, but need not, make full or partial payment of principal or interest on the note or on any tax lien or other lien or claim of any nature or description.

10. No action for the enforcement of the lien of an installment note 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.

11. Trustee or the holder of the note shall have the right to inspect the premises at all reasonable times 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, or to inquire into the validity of the signatures or the identity, capacity, or authority of the signatories on the note or trust deed, nor shall Trustee be obligated to record this trust deed or to exercise any power herein expressly obligated by the terms hereof, nor be held liable for any act or omission hereunder, except in case of its own gross negligence or misconduct or that of the agents or employees of Trustee, and it may require indemnities therefor.

13. Trustee shall release its 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, but need not, make any payment or perform any act hereunder required of Mortgages in any form and manner deemed expedient, and may, but need not, make full or partial payment of principal or interest on the note or on any tax lien or other lien or claim of any nature or description. Trustee or the holder of the note may, but need not, make any payment or perform any act hereunder required of Mortgages in any form and manner deemed expedient, and may, but need not, make full or partial payment of principal or interest on the note or on any tax lien or other lien or claim of any nature or description.

14. Trustee may resign by instrument in writing filed in the office of the Recorder of Deeds or Registrar of Titles in which this instrument shall have been recorded or filed in the office of the Recorder of Deeds or Registrar of Titles of the county in which the premises are situated, as are herein provided, and all provisions hereof shall extend to and be binding upon Mortgages and all persons claiming under or through Mortgages and the word "Mortgages" when used herein shall include all such persons and all persons liable for the payment of the note or trust deed, the word "note" when used in this instrument shall be construed to mean "notes" when more than one note is used.

15. Before recording this trust deed Trustee or successor shall receive for its services a fee as determined by its rate schedule in effect when the release deed is issued. Trustee or successor shall be entitled to reasonable compensation (for any other act or writing performed under any provisions of this trust deed) the provisions of the "Trust and Trustees Act" of the State of Illinois shall be applicable to this trust deed.

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