October 24

026658

THIS INDENTURE, MADE

## THE ABOVE SPACE FOR RECORDERS USE ONLY

19 89, between PAUL G. PUTRIM AND

of the VILLAGE State of ILLINOIS h				County of		
	erein referred t	O as "Mongagon	IVERSIDE . and FIRST	NATIONAL B	ANKOBE CICE	RO, a Nation
Banking Association doing bu	isiness in Cicer	ro, Illinois, hereir	n referred to a	8 TRUSTEE, V	vitnesseth:	•
THAT WHEREAS the Mortgag	ors are justiv in	idebted to the lea	at holder or ho	ider of the Insti	allment Note he	ereinatter de
cribed, said legal holder or ho					e principal sun	n of Dollar
~-FIVE THOUS/ evidenced by one certain inst	AND TWO HUND	RED FIFTY FI	VE AND NO/1	00	e navehie to R	
						<del>7-7-1-7-7</del> 9
FIRST NATIONAL E and delivered, in and by which	sank of cities in said Note the	Mortaggors pro	nar banking mise to pay th	e sald princip	on al sum and int	erest from
October 24, 1989						
10.5βer cent per ani	on the palar	nce of principa	UNA HIMBER Primining	N POHETERN	AND 34/100	. (0) (1) (0)
10. Sper cent per ani	num in mataiim	BIRS AS TOROMS.	ONE HONDAL	D POURTEUM	21.10 347100	
iliars (\$114.34) on ti	he lar di	ay of Decemi	er 19 8	9 andone HI	UNDRED FOUR	TEEN
ANY 34/100		Dollars (e	114 341 0	n the 1.	ar day	of esc
thereaft		te is fully paid ex	cept that the fil	nal payment of	f principal and	
oner paid, shall to due or	the 1st	CIB Company of the company	y of Nove	mber		4 . Ali suci
ments on account of the in-	debteaness evid	denced by said in	inel of each in	appned to inte	see naid when t	fue shall hes
erest at the then high list late	nermitted by le	wandall of said r	rincipal and in	terest being m	ade pavable at	such banking
use or trust company as the	holders of the r	note may, from tir	ne to time, in w	riting appoint	and in absent	e of such ap
ntment, then at the office of	First National	Bank of Cicero,	Cicero, Illinois	8.		
NOW, THEREFORE, the Mortgagor	3 to secure the pay	yment of the salo pri Informance of the co	ncipai sum ot mo venants and sors	ney and said inte ements hersin co	ontained, by the M	ortageors to b
formed, and also in consideration.	of the Juna of One	Dollar in hand baid	, the receipt wher	eof is hereby ack	(nowledged, do b)	/ these present
NVEY and WARRANT unto the Tru	ustee, i k / ur ;esso	irs and assigns, the f	ollowing describe	od Real Estate an	d all of their estati	, right, title and
rest therein, situated, lying and b			NORTH RIVI	EKSIDE	The second secon	
INTY OF COOK		OF ILLINOIS, to w		3 4 3 3 2 4 3		. Insuran
Lot 3 in Block 6 subdivision in the	in Komaros	west 22nd	Street Seco	ona Adaltio	n, a n 30 North	Signer .
Range 12, East of						
Range 12, East O	r the Inira	File That Me	ildian, in	COOK COUNT	y, IIIIIIOI	<u></u>
		T	P.I.N.:	15-26-109	-015	₹ <del>U</del>
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THIS INSTRUMENT I	PREPARED BY:				erside, IL	60546
JOSEPH F. ZAHRADI	NIK	e in the party		HOLEH KIV	cibiuc, 122	() ()
FIRST NATIONAL BA	ANK OF CICER	lO .	war and war trans	er a combination of the	resetu e grega a af	
6000 W. Cermak Ro	*	15 (1 to 1 t		est form into a Confess of him being	ه این اینده امریکی داده این ایند. در مختری این از درد این این ایند.	· · · · · · · · · · · · · · · · · · ·
Cicero, IL 60650			e 12 - Para en en aus. Au la la caracteria	Marie Valley (1994) (1994) The Marie Greek (1994)	gramma gramma i na sagawata. Kamingram kataloga jing kataloga kataloga kataloga kataloga kataloga kataloga kataloga kataloga kataloga katal	. +1 
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THE COVENANTS, CONSIDERS AND PROVISIONS AND PROVISI

2. Mortgagors shall pay before any penalty attaches all general taxes, and shall pay special taxes, special assessments, water charges, sewer charges, and other charges against the premises when due, and shall, upon written request, furnish to Trustee or to holders of the note duplicate therefor. To prevent default hereunder Mortgagors shall pay in full under profest, in the manner provided by statute, any tax or assessment Mortgagors may desire to contest.

3. Mortagors may testre to contest:

3. Mortagors shall keep all buildings and improvements now on chereafter situated on said premises insured against loss or damage by fire, lights windelorm under policies providing for payment. By the insurance companies of moneys sufficient either to pay the cost of replacing or repelling the or to pay in full the Indebtedness secured hereby, all in companies satisfactory to the holders of the note, under insurance policies possible, in case or damage, to Trustee for the benefit of the holders of the note, such rights to be evidenced by the standard mortage clause to be attached to each and shall deliver at policies, including additional and renewal policies, to holders of the note, and in case of insurance about to expire, shall deliver it policies including additional and renewal policies in other and in case of insurance about to expire, shall deliver it policies.

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 Mortgegors 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 isen or other prior then or title or claim thereof, or redeem from any tax selections of reflecting said premises or contest any tax or assessment. All moneys had for any of the purposes herein authorized and all expenses peak or incurred in connection therewith, including attorneys less, and any other moneys advanced by Trustee of the notices of its notes or of its notes or profect the mortgegors or much additional indebtedness secured hereby and shell become immediately due and psyclic without notice end with interest thereon at the then highest rate by law in action of Trustee or holders of the note shall never be opneticed as a waiver of any right accuracy to them on account of any default hereunder on the part of Mortgegors.

5. The Trustee of the holders of the note shall never be opnedied as a waiver of any right accuracy to them on account of any default hereunder on the part of Mortgegors.

5. The Trustee or the holders of the note hereby secured making any payment hereby authorized relating to taxes or sasesments, 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.

A Morgegors shall pay each item of indebtedness herein mentioned, both principal and interest, when due according to the terms hereof At the option of the holders of the note, and without notice to Morgegors, all unpeal indebtedness secured by this Trust Deed shall, notwithstanding enything 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 becur and continue for three days in the performance of any other agreement of the Morgegors herein

7. When the if debtedness hereby secured shall become due whether by acceleration or otherwise, holders of the note or Trustee shall have the right to foreclose, the "in hereof 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 pashall of Trustee or holders of the note for attorneys fees, appraiser's fees, outlays for documentary in despendence, stenographers' charges, publication costs and costs (which may be estimated as to liems to be expended after entry of me decree) or proving all such abstracts of title, title searches and esministrons, guarantee policies. Torrens cantificates, and similar data and assurances with respirate the table of the note may deem to be expended after entry of the note and only in a may be had pursuant to such decree the true condition of the title to or the value of the promises after additional indebtedness secured hereby and immediately due and payable, with interest thereon at the then title for the partition of the commencement of any sale of the note indonnection with (a) any proceeding, including probate and benkruptor proceding, including strained and benkruptor proceding of the commencement of any suit of the foreclosure hereof after accrual of such right to foreclose whether or not actually comments, and or report the defense of any three errors and arrivality. Sint on ancount of all coals and

The proceeds of any foreclosing a lead the premises shall be distributed and applied in the following order of priority. First, on account of all costs and expenses incident to the foreclosing pricedings, including all such items as are mentioned in the preceding paragraph hereof; second, all other items which under the ferms hereof object, the secured indebtedness additional to that evidenced by the note, with interest thereon as herein provided, third, all principal and interest remaining unpaid on the second object, any overplus to Mortgagors, their heirs, legal representatives or assigns, as their rights may appear.

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Upon, or at any time after the filling of a first creciose this trust deed, the court in which such bill is filed may appoint a receiver of said premises. Such appointment may be made at their before or after sails, without notice without regard to the solvency or insolvency of Mortgegors at the time of applications of such receiver and without regard to the then valler, or the premises or whether the same shall be then occupied as a homestead or not and the Trustee of the premises of the shall be then occupied as a homestead or not and the Trustee of the premises and profits of said premises during the full salure to collect the rants, issues and profits of said premises during the full salurely period of redembution, whether there be redemption or not, as well as a full salurely period of redembution, whether there is the redemption of the premises during the full salurely period of redembutions of the collect such rents, cause and profits and all the premises during the premises of the protection, possession control, management and operation of the premises during period to the collect such rents, salurely the premises during the premises during

Apperior to the lien hereof or of such decree, provided such as olicr itell is made phor to to reciposure service; an interest of of such decree, provided such as olicr itellines and solic itellines which would not be good end available to the party interposing same in an action at law upon the note hereby secure of the party interposing same in an action at law upon the note hereby secure of the party interposing same in an action at law upon the note hereby secure of the party interposing same in an action at law upon the note hereby secure of the party interposing same in an action at law upon the note hereby secure of the party interposing same in an action at law upon the note hereby secure of the party interposing same in an action at law upon the note hereby secure of the party interposing same in an action at law upon the note hereby secure of the party interposing same in an action at law upon the note hereby secure of the party interposing same in an action at law upon the note hereby secure of the party interposing same in an action at law upon the note hereby secure of the party interposing same in an action at law upon the note hereby secure of the party interposing same in an action at law upon the note hereby secure of the party interposing same in an action at law upon the note hereby secure of the party interposing same in action at law upon the note hereby secure of the party interposing same in action at law upon the note hereby secure of the party interposing same in action at law upon the note hereby secure of the party interposing same in action at law upon the note hereby secure of the party interposing same in action at law upon the note hereby secure of the party interposing same in action at law upon the note hereby secure of the

Trustee or the holders of the note shall have the right to inspect the promises at all reasonable times and acc

12. Trustee has no duty to examine the ritle, foostion, existence, or conclition of the premises, not shall "histee be obligated to record this trust deed or to exercise any power herein given unless expressly obligated by the terms haven, or be flable for any acts or omissions 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 satisfactory to it before exercising any power herein given.

herein given.

13. Trustee shall release this trust deed and the lien thereof by proper instrument. por presentation of satisfactory evidence that all indebtedness secured by this trust deed has been fully paid; and Trustee may execute and deliver a release; in a not to and at the request of any person who shall, either before or after maturity thereof, produce and exhibit to Trustee the note, representing that all, ide itselness hereby secured has been peld, which representation trustee may abcept as true without inquiry. Where a release is requested of a successor intrustee may accept as the secured has been peld, which representation represented as a property of a prior trustee hereunder or which conforms in substance with the described any note which bears a certificate of indentification purports to be executed by the zer one hereunder or which conforms in substance with the describing it rustee and it has never executed a certificate on any instrument intitying same as the note described herein, it may accept as the genuine note herein described herein, it may accept as the genuine note herein described any note which may be presented and which purports to be executed by the persons herein designation, inability or release is an exhibit hereof.

18. Thustee may reach purports to be executed by the persons herein designated as makers thereof.

19. Thustee has ready by instrument in writing filed in the office of the Recorder of Register of Till is in which this instrumentability be successor in Trust hereunder shall have the identical title, powers and authority, an its 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 hereot shall extend to and be binding upon Mortgagors and all persons of "ming under or through Mortgagors," when used herein shall include all such persons and all persons liable for the payme is of "ne indebtedness of any part thereot; whether or not such persons shall have executed the note or this Trust Deed.

16 Without the price written consent of the holder of holders of the holder sole, the holder sole the premises herein involved. The holder or holders of the holder sole the premises herein involved. The holder or holders of the holder sole the consequence of the holder or holders of the holder sole that the payme is the mort pay in the more payment of the holder or holders of the note secured hereby may elect to accelerate the entire unpairs, include that he holder or holders are provided in the note for breach of this convenient and an obelay in such election after actual or constructive notice of such breach \$1.1, be construed as a waiver of or acquiescence in any such conveyance or encumbrance.

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TO:

Carry A.

IMPORTANT
FOR THE PROTECTION OF BOTH THE BORROWER AND LENDER, THE
NOTE SECURED BY THIS TRUST DEED SHOULD BE IDENTIFIED BY
THE TRUSTEE NAMED HEREIN BEFORE THE TRUST DEED IS FILED
EOR RECORD.

nt Mole mentioned in the within with under Identification No. Trust Deed has be The leaseliment

Vice resident Trust Officer

First National Bank of Cicero STREET  $_{\alpha, \frac{1}{2} \alpha^{2}} \, 6000$  W. Cermak Road CITY Cicero, IL 60650

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FOR RECORDERS INDEX PURPOSES INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

2312 S. 7th Ave

North Riverside, IL 60546