OR RECORDER'S OFFICE BOX NO

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CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form	
makes any warranty with ruspect thereto, including any warranty of marchantability or fitness for a particular purpose	_
THIS INDENTURE, made December 21, 1988	
between Pedro L. Rivera & Maria C. Rivera.	
his wife	
	8900
1330 N. Monticello, Chicago, Illinois (NO. AND STREET) (CITY) (STATE) herein referred to as "Morrgagors," and	83021134
herein referred to as "Mortgagors," and	
South Central Bank & Trust Co.	
555 W. Roosevelt, Chicago, Illinois (NO AND STREET) (CITY) (STATE)	
herein referred to as "Trustee," witnesseth: That Whereas Mortgagors are justly indebted to the legal holder of a principal promissory note, termed "Installment Note," of even date herewith, executed by Mortgagors, made payable to Beyerer and delivered, in and by which note Mortgagors promise to pay the principal sum of FOUR Thousand Four	The Above Space For Recorder's Use Only Hundred and no/100
Dollars, and interest from ecember 21, 1988 on the balance of principal remper annum, such principals on and interest to be payable in installments as follows: One H	aining from time to time unpaid at the rate of per cen
Dollars on the 4th day of February , 1989 and One Hundred F	Sighteen and 64/100 Dollars of
the 4th day of each way very month thereafter until said note is fully paid, except the	at the final payment of principal and interest, if not sooner paid
shall be due on the 4th any of January 1993; all such payments on account to account and unpaid interest on the unpaid principal balance and the remainder to principal; the extent not paid when due, to bear increst after the date for payment thereof, at the rate	the portion of each of said installments constituting principal, to
the extent not paid when due, to be a process after the date for payment thereof, at the rate made payable at South Central Bank & Trust Co. holder of the note may, from time to time, ir writing appoint, which note further provides that	or at such other place as the lega
holder of the note may, from time to time, ir writing appoint, which note further provides that principal sum remaining unpaid thereon, together with accrued interest thereon, shall become default shall occur in the payment, when due, or any installment of principal or interest in a and continue for three days in the performance of us from a greenent contained in this Trust expiration of said three days, without notice), and that all parties thereto severally waive pre-	and the time and payment, at the place of payment accessing a
protest.	we in a general and with the turms provisions and limitations of the
NOW THEREFORE, to secure the payment of the land principal sum of money and interestable or mentioned note and of this Trust Deed, and the performance of the covenants and agreed also in consideration of the sum of One Dollar in hand pair, it is receipt whereof is hereby a WARRANT unto the Trustee, its or his successors and assign, the following described Resistuate, lying and being in theCity_ofChicagCOUNTY OF	ments never contained, by the worlgagors to be performed, and acknowledged. Mortgagors by these presents CONVEY ANE all Estate and all of their estate, right, title and interest therein
Lot 12 in Block 11 in Beebe's Subdivision of	the East 1/2 of the North wes
/4 Or Deceron 2, rownship or north name at	East of the Third Principal,
eridian, (except 5 acres in the North pastoc	principal, cobk dounty; Illinot
eridian, (except 5 acres in the North cast c	principal princi
Y/Dx.	
Y/Dx.	
which, with the property hereinafter described, is referred to herein as the "premises."	
Lot 12 in Block 11 in Beebe's Subdivision of /4 of Section 2, Township 39 North, Range 13 eridian, (except 5 acres in the North east of which, with the property hereinafter described, is referred to herein as the "premises." Permanent Real Estate Index Number(s): 16-02-121-030 Address(es) of Real Estate: 1330 N. Monticello, Chicago	
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Permanent Real Estate Index Number(s): 16-02-121-030 Address(es) of Real Estate: 1330 N. Monticello, Chicago TOGETHER with all improvements, tenements, easements, and appurtenances thereto by furing all such times as Mortgagors may be entitled thereto (which rents, issues and profits an eccondarily), and all fixtures, apparatus, equipment or articles now or hereafter therein or the indian air conditioning (whether single units or centrally controlled), and ventilation, including invinings, storm doors and windows. Boor coverings, inador beds, stoves and water heaters. Anortgagors or their successors or assigns shall be perfectly the premises whether physically attached thereto or not, and it is agreed that all building inticles hereafter placed in the premises by Mortgagors or their successors or assigns shall be perfect in set forth, free from all rights and benefits under and by virtue of the Homestead Exemptered in set forth, free from all rights and benefits under and by virtue of the Homestead Exemptered in set forth, free from all rights and benefits under and by virtue of the Homestead Exemptered in set forth, free from all rights and benefits under and by virtue of the Homestead Exemptered in by reference and hereby are made a part hereof the same as though they were here in a part hereof the same as though they were here in the same and assigns. Witness the hands and scals of Mortgagors the day and car first above written. PLEASE PRINT OR YPENAME(S) BELOW GENAMURE(S) MATIA C. RIVERA Pedro L. Ri	pelonging and all rents, issues and protits thereof for so long and a pledged promataly and on a parity with said real estate and not reon used to stop my heat, gas, water, light, power, refrigeration g (without restriction the foregoing), screens, window shades, All of the toregoing are declared and agreed to be a part of the stand additions and a Isimilar or other apparatus, equipment or art of the mortgaged precises. All of the toregoing are declared and agreed to be a part of the stand additions and a Isimilar or other apparatus, equipment or art of the mortgaged precises. All of the toregoing are declared and agreed to be a part of the sassigns, forever, for the purposes, and upon the uses and trusts of the State of Theory which said rights and benefits ivera. his wife an page 2 (the reverse side of this Trus, Deed) are incorporated set out in full and shall be binding on the regarders, their heirs, (Seal) 1. the undersigned, a Notary Public in and for said County of L. Rivera. Maria C. Rivera. (Seal) 1. the undersigned, sealed and delivered the said instrument as soses therein set forth, including the release and waiver of the sember) (Seal) 19.88. Notary Public Rd., Chicago, II. 60.60.7.

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- THE FOLLOWING ARE THE COVENANTS, CONDITIONS AND PROVISIONS REFERRED TO ON PAGE 1 (THE REVERSE SIDE OF THIS TRUST DEED) AND WHICH FORM A PART OF THE TRUST DEED WHICH THERE BEGINS:

 1. Mortgagors shall (1) keep sail physics it good conciton and rubin without walte; 12 promotly repair, restore, or rebuild any buildings or improvements now or legalifer in the primises which may be come damaged or be detroyed (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 to holders of the note. 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 with 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 an bilders 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 ability of any tax, assessment, sale, forfeiture, tax lien or title or claim thereof.
- 6. Mortgagors shall pay taga 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 or interest, or in case definitional occur and continue for three days in the performance of any other agreement of the Mortgagors
- 7. When the indebtedness hereby secured 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 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 be 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, outlier for documentary and expert evidence, stenographers' charges, publication costs and costs (which may be estimated as to items to be expended after outry of the decree) of procuring all such abstracts of title, title searches and examinations, guarantee policies. Torrens certificates, and simila dat) 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 immedially due and payable, with interest thereon at the rate of none per cent per annum, when paid or incurred by Trustee or holders of the note in connection which, a any action, suit or proceeding, including but not limited to probate and bankruptey proceedings, to which either of them shall be a party, either as plantif, aimant or defendant, by reason of this Trust Deed or any indebtedness hereby secured; or (b) preparations for the commencement of any sait for the amelosure hereof after accrual of such right to foreclose whether or not actually commenced; or (c) preparations for the defense of any threatened suit or proceeding which might affect the premises or the security bereof, 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 all such items as are mentioned in the preceding paragraph hereof; second, all other items which under the terms hereof constitute secured indebted as additional to that evidenced by the note hereby secured, with interest thereon as herein provided; third, all principal and interest remaining uppaid; 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 Derdant 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 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 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 times 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 said 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 Alebtedness 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 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, 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 to real 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
- 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, and 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 and 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.
- the recorded or filed. In case of the death, resignation, inability or refusal to act of Trustee,
 shill 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.

1	M	P	o	R	TA	NT

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.

he Installment Note mentioned in the within Trust Deed has been	
identified herewith under Identification No.	

Trustee