# SadDinass A. House

## TRUST DEFOLUTIONS F F FORT AND 200 C D D 9456413

(Monthly Payments Including Interest)

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	September (	690	
THIS INDENTIORE,	RRY J. STUCKERT, a n		j.
between .			147737 TWOM /FOL OC /10 /20 Ga THE
A711 N Artes	ian, Chicago, IL. 60	1625	137/3 4 C # 90-456415 COOK COUNTY RECORDER
(NO. AN	D STREET)	(CITY) (STATE) VENA and	
herein referred to as "f	Hortgagori, and	VENA AND	and the state of t
the second secon	isband and wife,		
	11, Elk Grove Villag	ge, IL. 60007 (CITY) (STATE)	-90-456413
herein referred to as "	Frustee," witnesseth: That Where	as Mortgagors are justly indebt	The Above Space For Recorder's Use Only
to the legal holder of a	principal promissory note, termed Mortgagors, made payable to Bea ise to pay the principal sum of — (	l "Installment Note," of even da	ite L
="			
Dollars, and interest from ner annum, such nemen		on the balance of principal in installments as follows:	remaining from time to time unpaid at the rate of 9, 3/4 per cent.  14 ne Hundred Two Dollars and 12/100(\$902.12)
Dollarson the 1st	day of October 19	90 and Nine Hundred	Two Dollars and 12/100(\$902.12) Two Dollars and 12/100(\$902.12) Dollars on
the 1st day of	each and every month thereafter t	ngtif gaid note is fully pund, excep	or that the final payment of principal and interest, if not sooner paid,
shalf be due on the 48 to accrued and unpaid a	T day of . SQDSERQEE Herest on the ur you I principal bal	¥9; all such payments on a ance and the remainder to princi	ecount of the indebtedness evidenced by said note to be applied first pal; the portion of each of said installments constituting principal, to
the extent not paid whe	n due, to bear after a after the d	late for payment thereof, at the	rate of 12 per cent per annum, and all such payments being
made payable at holder of the note may.	323 Wood Trafix Elk from time to time, in an incappo	Grove Village, IL	. 60007 or at such other place as the legal that at the election of the legal hadder thereof and without notice, the
- <i>pen</i> cipal sum remainin	gumpaid thereon, together with ac	crued interest thereon, shall be	come at once due and payable, at the place of payment aloresaid, in the accordance with the terms thereof or in case default shall occur
<ul> <li>and continue for three d</li> </ul>	ays in the performance of an / of a	suggreement contained in this Ti	rust Deed (in which event election may be made at any time after the presentment for payment, notice of dishonor, protest and notice of
protest.	•		,
Labove mentioned note a	nd of this Trust Deed, and the perf	for hance of the covenants and as	iterest in accordance with the terms, provisions and limitations of the freements herein contained, by the Mortgagors to be performed, and
WARRANT unto the	the sam of One Donar in hand fi rustee, its or his successors and a	outer, increment whereor is here assigns, the following described	by acknowledged, Mortgagors by these presents CONVEY AND Real Estate and all of their estate, right, title and interest therein,
η			YOF COOK AND STATE OF ILLINOIS, to will
Lot 21 and the	North 8 1/3 feet o	f Lot 22 in Block	3 in First Addition to Franklin Park
in the East ha	lf of the North Eas e Third Principal M	t Quarter of Secti eridian in Cook C	on 28, Township 40 North, Range
12, East of th	e inita riincipat m	erraran, in cook c	builty; IIIIII016
f m			90456413
Ž		4	0436413
which, with the property	hereinafter described, is referred	d to herein as the "premises,"	
Permanent Rea! Estate	Index Number(s): 12-28-	204-019	
Address(es) of Real Est	ate: 3111 Ruby	St., Franklin Park	, II. (0131 —
		mant and approximately seems there.	
<ul> <li>during all such times as !</li> </ul>			the ballymanner with a County for the artist problem white the county for a college county
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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 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 devidence 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 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 purposee 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 act brized 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 the bollers 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 or into the vellary of any tax, assessment, sale, forfeiture, tax lien or title or claim thereof.
- 6. Mortgagors shall pay each it is 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 herein contained.
- 7. When the indebtedness hereby seculed it in 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 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. It any suit to foreclose the lien hereof, there shall be allowed and included as additional indebtedness in the decree for sale all expenditures an exprises 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, outlays for documentary and expert evidence, stenographers' charges, publication costs and costs (which may be estimated as to items to be expended and rentry of the decree) of procuring all such abstracts of title, title searches and examinations, guarantee policies. Torrens certificates, and similar if its and assurances with respect to title as Trustee or holders of the note may deem to he reasonably necessary either to prosecute such suit or to vie ence to hidders 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, if expenditures and expenses of the nature in this paragraph mentioned shall become so much additional indebtedness secured hereby and immedired, is due and payable, with interest thereon at the rate of nine per cent per annum, when paid or incurred by Trustee or holders of the note in connection with a) any action, suit or proceeding, including but not limited to probate and bankruptery proceedings, to which either of them shall be a party, either as plaintiff, stain and or defendant, by reason of this Trust Deed or any indebtedness hereby secured; or (b) preparations for the commencement of any suit for the oreclosure hereof after accusal of such right to foreclose whether or not actually commenced. 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 above, tiems 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 hereby secured, with interest thereon as herein provided; third, all principal and interest remaining unpaid; 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, with ut in tice, without regard to the solvency of Mortgagors at the time of application for such receiver and without regard to the then 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 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 late and a deficiency, during the full statutory period for redemption, whether there be redemption or not, as well as during any further times which may be necessary or are sual in such cases for the protection, possession, control, management and operation of the premises during the whole of ray 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 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 by 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 reclease 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 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, 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

The Installment Note mentioned in the within Trust Deed has been

identified herewith under Identification No. 00 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.