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607664 Rev. 9-88 (l.B.) Dawn Switteroid 2196 Bloomingdate Rd Glendali (Name) (Address) Il 6013	isea (SEA	#3337, RAN 8482 10/17/ #3585 \$	rights, privileges, interests, rents and profits. igns, forever, for the purposes, and upon the uses and the Gramon de herety expressly release and waive. its, conditions and provisions apprehenses and shall be binding on the day and year first above written. (SEAL) Authority Maintest M. Kowal. (SEAL) OAVID M. Satek blic in and for and residing in said County, in the Staymond V. Kowal and Oint tenants. e personally known to me to be the sappeared before me this day in person and acknowledge their free and voluntary act ander my hand and Notarial Seal this	the sald Trustee, its successors and at Illinois, which said rights and benefit two pages. The covenaity reference and are a paseal(s) of Grantors the SS. SS. Nuary P AS Instrument GIVEN (SMS)	Ahich, with the property hereinafter description of the Homestead Exemption Laws of the This Trust Deed consisted are incorporated her WITNESS the hand(s) REMITCHE V. KOWEL TATE OF ILLINOIS, County of Cook OFFICIAL SEE DAVID M. SATE Notary Public, State Cook County
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- 1. Grantors shall (1) promptly repair, restore or rebuild any buildings or improvements now or hereafter on the prentiers, which may become damaged or be destroyed; (2) keep said premises in good condition and repair, without waste, and free from mechanics or then or claims for len not expressly subordinated to the lies hereof [33 pay when due any indebtectness which may be secured by a line, or charge on the premises superior to the flen hereof, and upon request exhibit a subification evidence of the discharge of such prior, lies to Trustee or to Beneficiary; (4) complete within a reasonable time any, building or buildings now or at any time in process of erection upon said premises; (5) complete with all requirements of law or municipal ordinances with respect to the premises arend the use thereof (6) makes no material alterations in said premises except as required by law or municipal ordinance.
- material alterations in said premises except as required by law or municipal ordinance.

 2. Grantors shall pay before any penalty staches all general taxes, and shall pay special assessments, watercharges seewer service charges, and other charges agains e, and shall, upon written required, intributo Transfee or to Beneficiary duplicate receipts therefor. To prevent default hereunder Grantors shall pay in full under protest, in the tunnner y tax or assessment which Grantor may desire to contest.

 3. Grantors shall keep all buildings and improvements now or hereafter situated or said premises insured against loss or damage by fire, lightning ur windstorm under policies protein insurence 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 additated or der insurence policies payable, in case of loss or damage, to Trustee for the Beneficiary, such rights to be evidenced by the standard mortage clause to be attached the interface produced by the standard mortage clause to be attached or insurance about to expire, shall deliver renewal policies not less than ten days prior to the interface. empiration 1830 and American Section 2000 and an area of the
- 4. In case of default therein, Trustee or Beneficiary may, but need not, make any payment or perform any act hereinbefore required of Grantors in any form and manner deemed sapediesst, 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, item or other prior lien or title or claim thereof, or redeem from any lax sale or foreign and principal or interest any tax is assessment. All moneys paled for any of the purposes berein authorized and all expenses paled any tax of assessment; his including attorney's feest and any other moneys advanced by Trustee or Beneficiary to protect the inortigaged premises and the tien hereof, shall be so much additional indebtedness secured hereby and shall become immediately due and payable without notice and with interest thereon at the annual percentage rate attack in the Loan Agreement this Trust Deed secures. Inaction of Trustee or Beneficiary shall never be considered as a waiver of any, right accruing to them on account of any default hereunder on the part of Grantors.
- 6. Grantors shall pay each item of indebtedness herein mentioned, but principal and interest, when due according to the terms hereof. At the option of Beneficiary, and without notice to Grantors, all unpaid indebtedness secured by this Trust Deed shall; netwithstanding anything in the Lion Agreement or in this Trust Deed to the contrary, become due and payable in immediately in the case of default in making payment of any installer. On the Loan Agreement, or the default shall occur and continue for three days in the performance of any other agreement of the Grantors herein contained, or (c) immediately if all or, part of the from we, are sold or transferred by the Brantors without Beneficiary's prior written consent.
- minimalizely if all or pair of the _rom was are holder transferred by the Granton without Beneficiary or Trustee shall have the right to foreclose the lien hereof, there shall be affected discussed in the decrease of the part of the state of the pair of the pair of the state of the pair of the pair
- assigns, as their rights may appear.

 9. Upon or at any time after the filing of a bill to foreclose that the court in which such bill 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 olvency or insolvency of Grantors of 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 application for such receiver shall have the power to collect the renta; issues and profit of said presclosure suit and, in case of a sale and a deficiency, during the pendency of such force losure suit and, in case of a sale and a deficiency, during the whole of said presclosure suit and, in case of a sale and a deficiency during any further times when Grantors, coops for the interventation of said presclosure, which is said transverse and profits; and all other powers which may be necessary or are usual in such cases for the protection, passagement and operation of the premises during the whole of said profits; and all other powers which may be necessary or are usual in such cases for the protection, passagement and operation of the premises during the whole of said profits. The four from time to time may authorize the receiver to apply the net income in his hands in payment in whole or in part of the protection of the protec
- or Beneficiary, has the right to exercise any remones personned maner into time of the enforcement of the lieu or of any provision bezeof shall be subject to any defe se which would not be good and available to the party interposing same in an the note hereby secured.

 12. Trustee or Beneficiary shall have the right in inspect the premises at all reasonable times and because thereto shall be permitted for that purpose.
- 13. Tressee has no doty to examine the title; location, existence, or condition of the premises, not "All treckpressly obligated by the terms hereof, nor be liable for any acts or omissions hereunder, except in case of gr as nexercising any power herein given. "all i rustee be obligated to record this trust doed or to exercise any power herein gi f gr. as in aligence or misconduct and Trustee may require indemnities satisfactory in Trus
- 14. Upon presentation of satisfactory, evidence that all indebtedness secured by this Trust Deed has been fully p.d. other before or after m at deed, the lies thereof, by proper instrument.
- 16. This Trust Deed and all provisions hereof, shall extend to and be binding upon Orantors and all persons claiming ur fer or arough Orantors, and the word "Grantors" when used herein shall fluid all such persons and all persons liable for the payment of the indebtedness or any part thereof, whether or not such per less shall mean and include any successors or assigns of Beneficiary. LOF CHEN HARDS. Marine Well

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