(Monthly Payments Including Interest)

CAUTION	Consult a lawyer before using	or acting under the form	Natifier the publisher not th	er seller of this form
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THIS INDENTURE, r	. N			
THO BILDERY I CIRI.,	nade	lay 21	19 90	
between Theod	ore J. Degera	tto, a bachelor		DEF (-0) PROMRETO,
				140555 Tring 6757 465 57775
21132 M BV	lk Street Ch	icago, IL 60612	}	#0977 a F A LOSO LOSO COOR CUMITY RECORDER
(NO ANE) STREET)	AYWOOD-PROVISO ST	STATE)	
herein referred to as "M	fortgagors," and	WINCOD-LICATOO 21	ALE DARK	
		to be a second to the second s		
		MAYWOOD, ILLLING		
to the legal holder of a p	rencipal promissory is	hat Whereas Mortgagors are ore, ferined "Installment Not yable to Maywood Proviso S	r," of even date — L bare (Cork and	The Above Space For Recorder's Use Only
delivered, in and by wi	itch note Wortbakorz i	brounce to bay the beinciba:	ann or TMCNC7	seven thousand two hundred twer and from time to time unpaid at the rate off.2.00 per c
Dollars, and interest fro	om	on me naiance he navable in installments as f	ollows: Four hi	indred eighty and 66/100
Dollars on the 21				y and 66/100 Pollar
,				final payment of principal and interest, if not sooner p
to secrued and unnaid in	219 tay of MAY	rine wal balance and the remain	ider to principal; the pa	the indebtedness evidenced by said note to be applied ortion of each of said installments constituting principa
the extent not need whe	n due to sea exterest	after the date for payment the	ereof, at the rate of $rac{1}{2}R$	1.00 per cent per angum, and all such payments be
made navable at 1111	W. MADISON, S'	TREET MAYWOOD,	ILLINOIS 60	0153 or at such other place as the le election of the legal holder thereof and without notice.
oringinal sum remaining	runpaid thereon, 🧼 "et	ther with accined interest their	eon, shall become at or	ace due and payable, at the place of payment alorexam
and continue for three d	n the payment, when di ays in the performance	of any other agreement conta-	ned in this Trust Deed	lance with the lerms thereof or in case default shall or (in which event election may be made at any time after ent for paymon), notice of dishonor, profest and notice
protest				
Above mentioned note at	ad of thes trust Deed a	and the ner formance of the cov	enants and agreements	coordance with the terms, provisions and limitations of figrein contained, by the Mortgagors to be performed,
Talan in americal and and the collection and	the come of Charles	ar can be used to a sect of their accordance to the	serent a beteby ackno	wledged, Mortgagors by these presents CONVEY A ite and all of their estate, right, title and interest their
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of th	e southeast 1	./4 of section III	township 39	north, runge 13, east of the
Third	Principal Me	oridian, in Cook (Murty, Illin	ois.
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			/ X	00400X()7
which, with the property	y hereinafter described	, is referred to herein as the "[30233107
which, with the property Permanent Real Batate		16-13-411-0	34	
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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 herebit of the holders of the note, such rigids 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 bereof, plus reasonable compensation to Trustee for each matter concerning which action herein authorized may be taken, shall be so much additional indebtedness seconced hereby and shall become immediately due and payable without notice and with interest thereon at the rate of nine per cem per annum. Inaction of Trustee or holders of the note shall never be considered as a waiver of any right a crive, to them on account of any default hereunder on the part of Mortgagors.

5. The Trustee or the holders 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 produced 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 fittle or claim thereof.

6. Mortgagors shall ply each stem 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 hereb, secured shall become due whether by the terms of the note described on page one or by acceleration of otherwise, holders of the note or Trustee shall may be the right to foreclose the lien hereof, and also shall have all other rights provided by the laws of flinous for the enforcement of a mortgage dealt of 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 behalf of Trustee or holders of the note for attorneys' fees, Trustee's fees, appraiser's fees, outlay for documentary and expert evidence, stenographers' charges, publication costs and costs (which may be estimated as to items to be expended after entry of the decree) of proximing all such abstracts of title, title searches and examinations, guarantee policies. Torrens certificates, and similar data 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 2. The first come so much additional indebtedness secured hereby and mine majectly 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 connections with a party, either aby be any extending, to which either of them shall be a party, either as play action, suit or proceeding, including but not limited to probate and backruptey secured; or (b) preparations for the commencement of any suit for the forestosure hereof after accural of such right to foreclose whether or not actually commenced; or (c) preparations for the defense of any threatened suit or fore daing which might affect the premises or the security hereof, whether or not actually commenced; or (c) preparations for the defense of any threatened suit or fore daing which might affect the premises or the security hereof, whether or not actually com

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 misrach items as are mentioned in the preceding paragraph hereof, second, all other items which under the terms hereof constitute secured indebte ine a additional to that evidenced by the note hereby secured, with interest hereon as herein provided; third, all principal and interest remaining argast, 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 Deel, 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, y mout notice, without regard to the solvency or insolvency of Mortgagors at the time of application for such receiver and without regard to the then y are 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 tents, issues and profits of said premises during the full statutory period for redemption, whether there be redemption or not, as well as during any further time, when Mortgagors, except for the intervention of such receiver, would be entitled to collect such rents, issues and profits, and all other powers which has be necessary or are usual in such cases for the protection, possession, control, management and operation of the premises during the whole of year neriod. 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 decise foreclosing this. Trust Deed, or any tax, special assessment or other hien 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 lieu of this Trust Deed or of any provision hereof shall be wheet 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.

1). Trustee or the holders of the note shall have the right to inspect the premises at all reasonable times an 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 Trust's be obligated to record this Trust Deed or to exercise any power herein given unless expressly obligated by the terms hereof, nor be liable (c. a ty acts or omissions hereinder, except in case of his own gross negligence or misconduct or that of the agents or employees of Trustee, and he way 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 instehtedness accured 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 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

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.

The	Installment	Note	mentioned	įΠ	the	within	Trust	Decd	has	been

dentified herewith under Identification No
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Trustee

30253167