TRUST DEAD ILLINDED FORM NO 206 P3 3

(Monthly Payments Including Interest)

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THIS INDENTURE, made June 18 19 90	
between THOMAS M. LARSEN	
1514 Kathleen Drive, Elk Grove Village, IL 60007 (NO AND STREET) (City) (STATE) herein referred to as "Mortgagors," and	. DEPT-01 RECORDING \$13.25 . T#9999 TRAN 8954 06/25/90 09:15:00
OUTREACH FOUNDATION	. \$1824 \$ G *-90-301433
1727 Crystal Lane, Mt. Prospect, Illinois 60056 (NO AND STREET) (CITY) (STATE)	. COOK COUNTY RECORDER
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	The Above Space For Recorder's Use Only
herewith, executed by Mortgagors, made payable to Bearer and delivered in and by which note Mortgagors promise to pay the principal sum of NINETY ONE THOUSAND SEV Dollars, and interest fromJuly 1, 1990 on the balance of principal remains	VEN HUNDRED TRIKIT (91, 750, 00)
per annum, such principal surr and interest to be payable in installments as follows: NINE.	HUNDRED FORTY FOUR (\$944.00)
Dollars on the 1st days August 19 90 and NINE HUNDRED F	FORTY FOUR (\$944.00) Dollarson
thelstday of each and _v ty menth thereafter until said note is fully paid, except that	it the final payment of principal and interest, if not sooner paid,
shall be due on the 30th devot. June, 19.95 all such payments on account to accrued and unpaid interest on the are all principal balance and the remainder to principal of	nt of the indebtedness evidenced by said note to be applied first the number of each of said installments constituting principal, to
the extent not paid when due, to bear my review after the date for payment thereof, at the rate of	of12 per cent per annum, and all such payments being
made payable at 1727 Crystal Jane, Mt. Prospect, Illinois holder of the note may, from time to time, in viving appoint, which note further provides that a principal sum remaining unpaid thereon, together with accrued interest thereon, shall become case default shall occur in the payment, when due, it any installment of principal or interest in an and continue for three days in the performance of any of or agreement contained in this Trust II expiration of said three days, without notice), and the all parties therefore severally waive preseprotest.	g 60056 or at such other place as the legal at the election of the legal holder thereof and without notice, the eat once due and payable, at the place of payment aforesaid, in accordance with the terms thereof or in case default shall occur Deed (in which event election may be made at any time after the sentment for payment, notice of dishonor, protest and notice of
NOW THE REFORE, to secure the payment of the still principal sunrof money and interestabove mentioned note and of this Trust Deed, and the performance of the invenants and agreem also in consideration of the sum of One Dollar in hand paid, the receip whereof is hereby at WARRANT unto the Trustee, its or his successors and assign. A following described Real situate, lying and being in the Elk Grove Village COUNTY OF	nents berein contained, by the Morigagors to be performed, and acknowledged, Mortgagors by these presents CONVEY AND all Estate and all of their estate, right, title and interest therein.
Lot 5287, in Elk Grove Village, Section 18, being	σ a Subdivision of the
Southeast Quarter of Section 36, Township 41 Nor	rth, Range 10, East of the
Third Principal Meridian, according to the Plat	thereof recorded in the
Recorder's Office of Cook County, Illinois, on J #21933626, in Cook County, Illinois	
which, with the property hereinafter described, is referred to herein as the "preimes,"	1
Permanent Real Estate Index Number(s): 07-36-405-028	
Address(es) of Real Estate: 1514 Kathleen Drive, Elk Grove Villag	ge. I'linois 60007
TOGETHER with all improvements, tenements, easements, and appurtenances thereto be during all such times as Mortgagors may be entitled thereto (which rents, issues and profits are secondarily), and all fixtures, apparatus, equipment or articles now or hereafter therein or their and air conditioning (whether single units or centrally controlled), and ventilation, including awnings, storm doors and windows, thou coverings, inador beds, stoves and water heaters. A mortgaged premises whether physically attached thereto or not, and it is agreed that all buildings articles hereafter placed in the premises by Mortgagors or their successors or assigns shall be pa TO HAVE AND TO HOLD the premises unto the said Trustee, its or his successors and a herein set forth, free from all rights and benefits under and by virtue of the Homestead Exempt Mortgagors do hereby expressly release and vaive. The name of a second course in THOMAS M. LARSEN	pledged primar is and on a parity with said real estate and not recon used to supry heat, gas, water, light, power, refrigeration g (without restricting the foregoing), screens, window shades, still of the foregoing as declared and agreed to be a part of the said additions and all similar or or other apparatus, equipment or art of the mortgaged premises. assigns, forever, for the purposes and upon the uses and trusts tion haws of the State of Indio, which said rights and benefits
The name of a record owner is: THOMAS M. LARSEN	
herein by reference and hereby are made a part hereof the same as though they were here so	et out in full and shall be binding on No tgagors, their heirs,
successors and assigns. Witness the hands and seals of Mortungo's the slev and general above written.	
Jan Man (Scal)	(Seal)
PLEASE PRINT OR THOMAS M. LARSEN	()
TYPE NAME(S) BELOW	A 1 Wang
SIGNATURE(S) (Scal)	(Seal)
State of Illinois, County of	Dubling and toward winter
in the State aforeseid, DO HEREBY CERTIFY that	I. the undersigned an Notary Public in and for said County
"OFFICIAL SLAL"	44
special is the personally known to me to be the same person whose name	
appeared before me this day in person, and acknowledged that	signed, sealed and delivered the said instrument as
free and voluntary act, for the uses and purpo	oses therein set forth, including the release and waiver of the
Given under my hand and official seal, this Same 23 day of 1990 formmission expires 4-17-90 19	Gerhand K. Bender 19 6
This instrument was prepared by EDWIN & BLOMSTRAND	- 1/32 N TYRELL ITUNIARY PUBLIC (
(NAME AND ADDRESS)	FARK RIDGE -TAL GOOD
Wail this instrument to PARK NIDER TON	(S'ATE) STYNBLL PUB 60068 W
OR RECORDER'S OFFICE BOX NO	And the second s
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- THE FOLLOWING ARE THE OFFIAN AND CONTROL SAND PHOTOS AND PHOTOS AND PHOTOS AND PHOTOS AND PHOTOS AND WHICH FORM I DART OF THE TRUST DEED WHICH EDERY BEGINS:

 1. Mortgagors shall (1) keep said premises in good condition and repair, withcut 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 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 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 little 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 an authorized the note shall never be considered as a waiver of any right according to them on account of any detault hereunder on the part of Mortgagors.
- 5. The Trustee or the colders of the note hereby secured making any payment hereby authorized relating to taxes or assessments, may do so according to any bill, our ment or estimate produced from the appropriate public office without inquiry into the accuracy of such bill, statement or estimate or into the val dity of any tax, assessment, sale, forfeiture, tax lien or title or claim thereof.
- 6. Mortgagors shall pay act 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 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 details 'tall occur and continue for three days in the performance of any other agreement of the Mortgagors herein contained
- 7. When the indebtedness hereby scared 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 have 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 leb that 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, outlays 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 procuring 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 decree the true condition of the title to or the value of the premises. In add, too, all expenditures and expenses of the nature in this partagraph mentioned shall become so much additional indebtedness secured hereby and immensionly 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 the rank action, by reason of this Trust Deed or any indebtedness berefy secured; or (b) preparations for the commencement of any sun for the foreclosure hereof after accrual of such right to foreclose whether or not actually commenced: or (c) preparations for the defense of any threatened suit or rocceding which might affect the premises or the security hereof, 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 the such items 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 urus d. 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 Lee 1, 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. Inhout notice, without regard to the solvency or insolvency 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, 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 he redemption or not, as well as during any further times, hen Mortgagors, except for the intervention of such receiver, would be entitled to collect such tents, 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 or and 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 superior to the lien hereof or of such decree, provided such application is made prior to foreclosure alle. (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.
- 11. Trustee or the holders of the note shall have the right to inspect the premises at all reasonable tines 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 Truster be 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 miscon-luct or that of the agents or employees of Trustee, and here sy require indemnities satisfactory to him before exercising any power herein given.
- 13. Trustee shall release this Trust Deed and the lien the reof 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, such successor trustee may accept as the genuine note herein described any note which hears 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 frustee 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. hereby secured has only hereby secured has only hereby secured has only hereby secured by a prior trustee may accept an event of the successor in trustee hereunder or which common ecuted by a prior trustee hereunder or which common not and which purports to be executed by the persons herein designated as the principal note herein described any note which may be presented and which conforms in substance which 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 in which the purports to be executed by the persons herein designated as makers thereof.

 15. Trust permises are situated shall be second Successor in Trust Any Successor in Trust hereinder 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 he under a successor in the word "Mortgagors" when used herein shall include all such persons and all persons at any time liable for the payment of the installment Note mentioned in the within Trust Deed has been the Installment Note mentioned in the within Trust Deed has been the Installment Note mentioned in the within Trust Deed has been the Installment Note mentioned in the within Trust Deed has been the Installment Note mentioned in the within Trust Deed has been the Installment Note mentioned in the within Trust Deed has been the Installment Note mentioned in the within Trust Deed has been the Installment Note mentioned in the within Trust Deed has been the Installment Note in the Installment Note in the Note in t

FOR THE PROTECTION OF BOTH THE BORKOWER 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	າກ	the	within	Trust	Deed	has	been	
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**	Trustee	,		
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By / January 1	· / \		` ` .	<u>. </u>