Trust Beed	NOFFIC	AL3 CO		79421
71	12002 00	The Above Space	a for Recorders Use On	•
THIS INDENTURE, made July TATE, DIVORCED AND NOT SINC	13TH 190 E REMARRIED	, between	LI., A WIDOW AND	ed to as "Mortgagors," and
RUBEN HAR		and the second s	· · · · · · · · · · · · · · · · · · ·	in the second of
	herewith, executed by Mortg	iagors, made payable :	10	
HARRIS LOAN & MORTGA and delivered, in and by which note Mort n Eighty-Four and 77/100	gagors promise to gay the prin	cipal sum of	ur Thousand S	even Hundred
to be payable in installments as follow on the 18TH day of August	- \$4,784.77 Dollars,	and interest as specific Eighty-Two_a	d in Promissory Nate from nd 11/100	07/18/90 \$182.11 Dolla
on the 18TH day of August	19 90 andOne	a Hundred Eig	hty-Two and i	1/100 Dolla
by said note, againe grappy gygg ymight w	КөРККК МЭОКГЭРК 2006К 20X ХЭОН ЭЗЭӨК	KIDIKON KARIK YANDA KUKIK Y	ion xorkiche he xoreneu	- НИХЮКИШОХКИ ЯНКИШ
at the election of the legal holder thereof become at once the and payable, at the pla contained, in accordance with the terms to	e as the legal holder of the note and without notice, the princip ace of payment aforesaid, in cas thereof or in case default shull i	may, from time to time of the control of the contro	i, in writing appoint, whi I thereon, together with a he phyment, when due, o hree days in the perform	ch note further provides the ecrned interest thereon, she f any installment—herein ance of any other agreeme
contained in this Trust Deed (in which e parties thereto severalls waise presenting NOW THEREFOR (1) secure the	ent for payment, notice of dish	ionor, protest and notice	of protest	
Imitations of the above ic, attored note Mortgagors to be performe, and also Mortgagors by these presents, "ONVEY and all of their estate, right, titl: and in CHICAGO.	and of this Trust Deed, and in consideration of the sum of and WARRANT unto the Tr iterest therein, situate, lying an	the performance of the of One Dollar in hand ustee, its or his succession being in the COOK	e covernants and agreeme paid, the receipt where ors and assigns, the follo	ints herein contained, by the of is hereby acknowledge nwing described Real listar
LOT 15 IN BLOCK 6 17 1 1/4 OF SECTION 29, TO MERIDIAN, IN COOK COU	WEDDELL AND COX'S WESHIP 38 NORTH,	S HILLSIDE SU	BDIVISION'IN' ST OF THE THI	THE"NURTHWEST" RD PRINCIPAL
			9037	9421
	Ox			
	Co	,		53 03/06/90 1611410 
Commonly known as: 1224 Permanent Index Number:	W. 74TH STREET ,	CHICAGO IL	60636	
which, with the property hereinafter designed for FIHFR with all improvements olong and during all such times as Morsaid real estate and not secondarily), an gas, water, light, power, refrigeration and stricting the foregoing), screens, window of the foregoing are declared and agreed all buildings and additions and all similar cessors or assigns shall be part of the mo	s, lenements, easements, and trigingers may be entitled there to all fixtures, apparatus, equipal air conditioning (whether shades, awnings, storm doors at to be a part of the morigaged or or other apparatus, equipmentigaged premises.	appurtenance: (hereto be a twhich rents, issues a termon or articles raw dingle units or contrally and windows, floor color premises whether phyrist or articles hereafter	nd profits are pledged pur r hereafter therein of a controlled), and ventila grings, (nador beds, sto- yes)ly attached thereto of placed in the premises l	imprily and on a parity with beecon used to supply hea- tion, including twithout re- ces and water heaters. All r not, and it is agreed the y Mortgagors or their suf-
THIS THUST DEED further secures any cancellation of this Trust Deed, and the pays indenture shall not at any time secure outstanded for the protection of the security as a Holders of the Note within the limits prescrib having been advanced to the Mortagors at timade; all such future advances so made shall the security of this Indenture, and it is expr	ment of any subsequent Note evide uding principle obligations for mur- lerein contained, it is the intention bed herein whether the entire amou- he date hereof or at a later date on it be tiens and shall be secured by the essiy agreed that all such future at	ncing the same, in accordar ic than Two-Hundred-Thou blerouf to secure the payin it shall have been advanced shaving been advanced shall in Indenture equally and to Ivances shall be liens on th	ne with the come thereof, pusual Dollar, (\$200.000 00) is not 000 000 000 000 000 000 000 000 000 0	royided, however, that this plus advances that may be as of the Mortagors to the election of the election of the election of the date of the transition or ginally advanced on as of the date hereof.
TO HAVE AND TO HOLD the prand trusts herein set forth, free from all said rights and benefits Mortgagors do h. This Trust Deed consists of two pages incorporated herein by reference and Mortgagors, their heirs, successors and switness the hands and seals of Mor	rights and benefits under and nerchy expressly release and ges. The covenants, conditions hereb) are made a part hereol signs.	by viriue of the Homes nive. and provisions appeari f the same as though the	itead Exemption I awa b ng on page 2 (the rever	t the State of Illinois, which
PLEASE -	X Lulam Fet	(Seal)	MARIE HOWELL	towell som
PRINT OR Type Name(s) Selow	_SYLVIA_TATE		MARIE HOWELL	e de la compania
SIGNATURE(S)		(Seal).	t grand ( production) to distribute the second seco	(Seal
State of Illinois, County of COOK	. Sig			ublic in and for said County HOWELL. A WIDOW
WINDS OF MALE	AND SYLVIA	ATATE DIVORCE	LAND NOT SINCE	REMARRIED
Track County have	· · · · · · · · · · · · · · · · · · ·	to me to he the same paregoing instrument, app		y in person, and acknowl-
My Generalision Expired 3/25/00	free and voluntary waiver of the right	act, for the uses and p		i, including the release and
Given under my hand and official seal.	this. 1311011	Lagran La dayyo[		19 90
Oiven under my hand and official seal, Commission expires	19.		due pa 10	Wellernotery Public

809/RES/1186PA

MAIL TO: HARRIS LOAN & MORTGAGE CORP. 1701 SOUTH FIRST AVENUE MAYWOOD, ILLINOIS 60153

This instrument was prepared by Ruben Harris,

1701 South First Avenue, Suite 300, Maywood, Illinois 60153

- 1. Mortgagors shall (1) keep said premises in good condition and repair, without waste, (2) promptly repair, testore, 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 satisfactors 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 prosided 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 teplacing or repairing the same or to pay in full the indebtedness secured hereby, all in companies satisfactory to the holders of the note india; insurance publicies payable, in case of loss or damage, to Trustee for the benefit of the holders of the note, such rights to be exidenced by the standard more gage 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 becombefore to quited 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 tedeem from any tax sale or forfetture 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 I rustee or tholders of the note to protect the mortgaged premises and the lien hereof, plus reasonable compensation to I tustee 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 notic and with interest thereon at the rate as specified in Promissory Note 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 Mortgagots.
- 5. The Trustee or the lockers 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 validity of any tax, assessment, safe, forfeiture, tax lien or trile or claim thereof
- 6. Mortgagors shall pay each the nof indebtedness herein mentioned, both principal and interest, when due according to the terms hereof. At the election of the holders of the rior "ssorynote, and without notice to Mortgagors, all unpaid indebtedness secured by this Trust Deed shall, notwithstanding anything in the promise ory one or in this Trust Deed to the contraty, 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.
- 2. When the indebtedness hereby 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 law. The right to foreclose the fien hereof and also shall have all other rights provided by the laws of filinois for the enforcement of a mortgage debt in any suit to foreclose the lien hereof, there shall be allowed and included as additional in debtedness in the decree for sale all expenditures and expective which may be paid or incurred by or on behalf of I rustee or holders of the note for attorneys' fews. Trustee's fees, outlays for locumentary 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 interest hes and examinations, guarantee policies, Torrens certificates, and similar (at) and assurances with respect to title as Trustee or holders of the note may deem to be reasonably necessary either to prosecule such suit or to evidence to hidders at any sale which may be had parsuant to such decree the true condition of the fille for or the value of the premises. In addition all expenditures and expenses of the nature in this paragraph mentioned shall be come so much additional indebtedness secured hereby and install due and payable, with interest thereon, as specified in fromissors between the paid or incurred by Trustee or holders of the note in connection with (a) any action, suit or proceeding, to which either of them shall be 2 party, either as plaintiff, claimant or defendant, by reason of this I tust. Deed or any indebtedness hereby secured; or (b) preparations for the commencement of a soft for the foreclosure between which might affect the premises of the security hereof, whether or not actually commenced. Or (c) preparations for the defense of my threatened sint or proceeding which might affect the premises or the security hereof, whether or not actually commenced.

- B. The proceeds of any foreclosure sale of the premises shall be distributed and applied in the following order of primits. List, 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 indebtedness, a fiditional to that evidenced by the note hereby secured, with interest thereon as bettern provided; third, all principal and interest remaining unpaid fourth, any overplus to Mortgagois, 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 D ed, the Court in which such complaint is hied 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 then alue if 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 pendency of such freelosure suit and, in case e.g., sale and a deficiency, during the full statutors 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 while of sair, 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) If a indebtedness secured hereby or by any decree foreclosing this Trust Deed, or any tax, special assessment or other lien which may be or become aperture 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 delicency.
- 10. No action for the enforcement of the hen of this Trust Deed or of any provision beteaf 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 recess thereto shall be per mitted 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 as a sets or omissions hereunder, except in case of his own gross negligence or misconduct or that of the agents or employees of Trustee, and he not equire indemnities satisfactory to him before exercising any power herein given
- It is trustees will release this Trust Deed and the lien thereof by proper instrument upon presentation of satisfactors evidence that all indebtedness secured by this Trust Deed has been fully paid, and Trustee may execute and deliver a release better to and at the request of any person who shall either before or after maturity thereof, produce and exhibit to Trustee the promissory note representing that all indebtedness berefy secured has been paid, which representation Trustee may accept as true without inquiry. Where a release is requested of a successor trustee may accept as the genuine note bettern described any note which bears a certainate of identification purporting to be executed by a prior trustee hereunder or which conforms in substance with the description herein contained of the promissorynote 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 promissory note described herein, he may accept as the genuine profits soly note herein described any note which may be presented and which conforms in substance with the description herein contained of the promissory 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. Paul P. Harris 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 Dreds of the counts 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 becomes
- 15. This Trust Deed and all provisions hereof, shall extend to and be hinding 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 table for the payment of the indebtedness or any part thereof, whether or not such persons shall have executed the promissorynoic, or this Trust Deed.

The promiseory Note mentioned in the within Trial Decil has been

identified herewith under Identification No

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.