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1. Grantors shall promptly repair, restore or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or destroyed and keep said premises in good condition and repair, without waste, and free from mechanical or other defects... (1) to pay when due all taxes and other charges which may be levied on the premises...

2. Grantors 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 as due, and shall upon written request furnish to Trustee or Beneficiary due receipts therefor. To prevent default hereunder Grantors shall pay in full or for part in the manner provided by state any tax or assessment which Grantor may desire to contest.

3. Grantors shall keep all buildings and improvements now or hereafter situated on and premises insured against loss or damage by fire, lightning or windstorm in full force, providing for payment by the insurance companies of amounts sufficient to replace or repair the same as to property of the same kind and value as the original loss, and to pay the cost of deductibles to the Beneficiary under insurance policies payable to Trustee for the loan... (1) to pay when due all taxes and other charges which may be levied on the premises...

4. In case of default therein Trustee or Beneficiary may, but need not, make any payment or perform any act or distribute required of Grantors in any form and manner deemed expedient, and may but need not, make full or partial payment of principal or interest on the loan... (1) to pay when due all taxes and other charges which may be levied on the premises...

5. The Trustee or Beneficiary hereby secured in making any payment or performing any act or distributing any proceeds of the loan, any bill, statement or estimate procured from an appropriate public office without inquiry into the accuracy of such bill, statement or estimate or into the validity of any tax, assessment, special charge, tax lien or claim therefor.

6. Grantors shall pay each item of indebtedness herein mentioned, both principal and interest, when due as to the terms hereof. At the option of the Beneficiary, and in either event to Grantors, a unpaid indebtedness secured by this deed shall constitute a lien on the premises... (1) to pay when due all taxes and other charges which may be levied on the premises...

7. When the indebtedness herein secured shall become due and payable as herein provided, the Beneficiary or Trustee shall have the right to foreclose the lien hereof to any suit to foreclose the lien hereof, there shall be no objection to the same... (1) to pay when due all taxes and other charges which may be levied on the premises...

8. The proceeds of any foreclosure sale of the premises shall be distributed and applied in the following order of priority: First, an amount of all costs and expenses incident to the foregoing proceedings including all court costs and attorney's fees... (1) to pay when due all taxes and other charges which may be levied on the premises...

9. Upon, or at any time after the filing of a foreclosure suit on this trust deed, the court in which such bill is filed may appoint a receiver of said premises... (1) to pay when due all taxes and other charges which may be levied on the premises...

10. No action for the enforcement of the lien of any provision hereof shall be brought by any person who is not a party to this deed... (1) to pay when due all taxes and other charges which may be levied on the premises...

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12. Trustee or Beneficiary shall have the right to inspect the premises at all reasonable times and access thereto shall be permitted for that purpose.

13. Trustee has no duty to examine the title, but the grantee of a violation of the provisions hereof, if Trustee be obliged to record this trust deed or to exercise any power herein given and expressly obligated by the terms hereof, shall be liable for any acts or omissions hereunder, except in case of gross negligence or willful conduct and Trustee may require reasonable satisfaction to Trustee before exercising any power herein given.

14. Upon presentation of satisfactory evidence that all indebtedness secured by this Trust Deed has been paid in full, either before or after maturity, the Trustee shall have full authority to release the trust deed, the lien thereof by proper instrument.

15. In case of the resignation, inability or refusal to act of Trustee, the Beneficiary shall have the authority to appoint a Successor in Trust. Any Successor in Trust hereunder shall have the identical title, powers and authority as are herein given Trustee.

16. This Trust Deed and all provisions hereof shall extend to and be binding on Grantors and all persons claiming under or through Grantors, and the word "Grantors" when used herein shall include all such persons and all persons liable for the payment of the indebtedness secured by this Trust Deed, whether or not such persons shall have executed the Loan Agreement or this Trust Deed. The Beneficiary as used herein shall mean and include any executor or agent of Beneficiary.

DELIVERY  
NAME FORD CREDITIER FINANCE COMPANY  
STREET ONE MISAMERICA PLAZA STE. 500  
CITY OAKBROOK TERRACE, IL 60181

INSTRUCTIONS  
31541164

RECORDER'S OFFICE BOX NUMBER

FOR RECORD: AS IN EXHIBIT POSSESSOR'S INSERT STRIP ADDRESS OF ABOVE DESCRIBED PROPERTY HEREIN