## TRUST DEED (DUTOS) FOR USE WITH NOTE FORM 1448 Othly Payments in all of the control of the contr

(Monthly Payments Including Interest)

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		• ")
THIS INDENTURE in	ade May 4	
	ond J. Sliz	
	ian S. Sliz (his wife) (J)	
	S. Laramie Chicago Illinois	u.
(NO AND	STREET) (CITY) (STATE)	. DEPT-01 RECORDINGS \$13
herein referred to as "Me		. T\$1111 TRAN 8047 11/05/91 10:06:0 . #4814 + A *-91-579522
	side Bank	COOK COUNTY RECORDER
	W. JAckson Chicago III (STATE)	
herein referred to as "Ir	rustee, "witnesseth. That Whereas Mortgagors are justly indebted	The Above Space For Recorder's Use Only
herewith, executed by M	ortgagors, made payable to Beargrand delivered, in and by which by pay the principal sum of Eleven-Thousand Dolla	rs & 00/100
(Dollars, and interest from s	October 19, 1991 on the balance of principal remains and interest to be pasable in installments as follows: Five-H	ning from time to time unpaid at the rate of 15.50 per cent
per annum, such princip.	surrand interest to be parable in installments as follows: FLve-H	undred Thirty-Five Dollars & 96/100
36. 18th 15.5tm	as how they are mostly there after until end note as fully mad, except that	the final magment of principal and interest, if not sooner paid,
shall be due on the 18	8th day October 10.93 all such payments on accounterest on the nor adjurnicipal balance and the remainder to principal; if	tof the indebtedness evidenced by said note to be applied first
1.4	a time as because one occasion that data the man mont thereon at the rate of	t 10.00 bei cent per annum and all such payments being
made payable at Ra	symond J. & Lillian S. Sliz	or at such other place as the legal
A company of the comp	ism time to time, an writing appeals, which note turner provides can a impaid thereon, togethy could accused interest therein, shall become tibe positions, when duces a constallment of principal or interest in ac-	at once and and paydole, at the place of payment appreciate, in
والمستنصطف المتنابين المتناف	the partient, when the (8) a constantient of principator interest in a resent the performance of any other agreement contained in this Trust lays, without notice), and that off parties thereto severally waive prese	eed (m which event election may be made at any time affet the
inustest		
the state of experience of experiences	<ol> <li>to secure the payment of the and principal sum of money and interested of this Trust Deed, and the performance of the covenants and agreem</li> </ol>	ents herein contained, by the Mortgagors to be performed, and
# also in consideration of a WARRANE auto the T	the sum of One Dollar in hand paid "to secupt whereof is hereby a rustice its or his successors and assigns, the following described Real	Estate and all of their estate, right, little and interest thetein.
$\frac{\sigma}{c}$ situate. Ising and being if		Cook AND STATE OF ILLINOIS, to wit:
 1) 11 t 5 d 19 1 1	t I in Hetzel's Archer Avenue Addition,	a Subdivision of the Fast 1/2 of the
South West 1/4	of Section 9, Township 38 Norce, Range	13, East of the Third Principal
	Cook County, Illinois.	
•	Y/\(\frac{1}{2}\)	
		<b>94</b> 570500
which, with the property	herematter described, is reterred to herein as the "premises,"	91579522
which, with the property	Index Number(s): 19-09-307-025	
	Index Number(s): 19-09-307-025	
Permanent Real Estate Address(es) of Real Estate	Index Number(s): 19-09-307-025  atc: 5112 S. Laramie, Chicago, Illin	018 longing ap (all ents, issues and profits thereof for so long and
Permanent Real Estate Address(es) of Real Esta TOGETHI R with a during all such times as N secondarity and all first	Index Number(s): 19-09-307-025  atc: 5112 S. Laramie, Chicago, Illin di improvements, tenements, casements, and appurtenances thereto be dortgagors may be entitled thereto (which tents, issues and profits are uses, apparatus, equipment or articles now or hereafter therem of there	cols  longing, an , all cents, issues and profits thereof for so long and pledged prime ; and on a parity with said real estate and not con used to sup by heat, gas, water, light, power, refrigeration
Permanent Real Estate Address(es) of Real Estate FOGETHI R with a during all such times as N secondarity), and all fixti- and air conditioning (what may be conditioned).	Index Number(s): 19-09-307-025  atc: 5112 S. Laramie, Chicago, Illin di improvements, tenements, easements, and appurtenances thereto be dortgagors may be entitled thereto (which tents, issues and profits are ures, apparatus, equipment or articles now or hereafter therem or ther- ierber single units or centrally controlled), and ventilation, including d windlows. Hoor coverings, mador beds, stoves and water heaters. A	donging, an call ents, issues and profits thereof for so long and pledged prime. I, and on a parity with said real estate and not con used to sup ity heat, gas, water, light, power, retrigeration (without restricting to e lorgoning), screens, window shades, ill of the foregoing a e declared and agreed to be a part of the
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## THE FOLLOWING ARE THE COVENANTS, CONDITIONS AND PROVISIONS REFERRED TO ON-PAGE 1 (THE REVERSE SIDE OF THIS TRUST DEED) AND WHICH FORM A PART OF THE TRUST DEED WHICH THERE BEGINS.

- 1. Mortgagors shall (1) keep said premises in good condition and repair, without 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 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 receivable consented to in writing by the Trustee or holders of the note. viously 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 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 Frustee or the holders of the note to pover the mortgaged premises and the lien hereof, plus reasonable compensation to Trustee for each matter concerning which action herein as ucor ted may be taken, shall be so much additional indebtedness secured hereby and shall become immediately due and payable without notice and with interest thereon at the rate of nine percent per annum. 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 Mortgagors.
- 5. The Trustee or the lookers 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 via tire of any tax, assessment, sale, forfeiture, tax lien or title or claim thereof.
- 6. Mortgagors shall pay each 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 Frist 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
- 7. When the indebtedness hereby secured shill 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 have the right to foreclose the lien hereof, there shall have all other rights provided by the laws of Illinois for the enforcement of a mortgage debt, in an out 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 not? for attorneys fees, Trustee's fees, approver's fees, outlaws for documentary and expense vidence, stenographers' charges, publication, costs and costs which may be estimated as to items to be expended after the decree of procuring all such abstracts of title, title searches and examinations, guarantee policies. Torrens certificates, and similar cate 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 so the right of holders at any sale which may be had putrainal to such decree the true condition of the title to or the value of the premises. In addition, all to another said expenses of the nature in this paragraph mentioned shall become no much additional indebtedness secured hereby and immediated "m" and payable, with interest thereon at the rate of nine per cent per animm, when paid or incurred by Trustee or holders of the note in connection with (3) any action, suit or proceeding, including but not limited to probate and bankingtor proceedings, to which either of them shall be a party, either as plannth, clo man or defendant, by reason of this Trust Deed or any indebtedness hereby commenced, or (c) preparations for the commencement of any suit for the for closue cherical after accornal of such right to to reclose whether or not 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 all sta? it may a 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 unpair, footh, any overplus to Mortgagors, their heirs, legal representations are their sinks, and applied in the following order of priority: First, on account of all costs and expenses incident to the foreclosure proceedings, including all sta? sentatives or assigns as their rights may appear
- 9. Upon or at any time after the filing of a complaint to forcelose this Trust Deed, 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, without solic), 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 a receiver shall have power to collect the tents, issues and profits of said premises during the pendency of such foreclosure suit and, in case of a sole and a deficiency, during the full statutory period for redemption, whether there be redemption or not, as well as during any further times when Nortgagors, 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 whole of said or not. The Court from time to time mais authorize the receiver to apply the net income in his hands in payment in whole or in part of: (1) The independences secured hereby, or by any decree foreclosing this Trust Deed, or any tax, special assessment or other lien which may be or become sixt of or 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 or ciency.
- 10. No action for the enforcement of the lien of this Trust Deed or of any provision hereof shall be subject to an 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 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 Trustee be obligated to receif this Trust Deed or to exercise any power herein given unless expressly obligated by the terms hereof, nor be hable for an owly or omissions hereunder, except in case of his own gross negligence or misconduct or that of the agents or employees of Trustee, and he may arguire indemnities satisfactory to him before exercising any power herein given.
- 1). Trustee shall release this Trust Deed and the lien thereof by proper instrument upon presentation of satisfactory evidence that all in debtedness 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 nerson who shall either before or after maturity thereof, produce and exhibit to Trustee the principal note, representing that all indebtedness 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 bears a certificate of identification proporting 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 flever 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 Litles 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 uct, 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.

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ION	OF	BOTH	THE	BORROWER

identified herewith under Identification No.

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 in the within Trust Deed has been