TIEGRETE, COLE-LEGAL FORMS

TRUST DEED (ILLINOIS) For Use With Note Form 144B (Monthly Pnyments Including Interest)

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THIS INDENTURE,	· ·	16 5	1977	\$5159	TRAN 0540: 05/24/9	1 11:07:00 8884
between George	J.Lange Jr. and	wife Linda M. La	inge	יוחמיל י	COUNTY RECORDER	11 14 14 14 14 14 14 14 14 14 14 14 14 1
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herein referred to as "	Trustee, witnesseth: That principal promissory note.	whereas Mortgagors are just termed "Installment Note;" (tly innebted.	The Above	e Space Par Recorder's Use (Canty.
		in Bearer and delivered, in a col. This cty Seven-		TELETY & NC/	/100	
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per annum, such princi	pa' sum and interest to be p	payable in installments as follows, 19/1, and Ninety	ws: Ninecyclard 19/100	nd_19/100		Dollars on
the day of	each an levery month, these	eafter until sajd note is fully p	oaid, except that th	ie tinal payment of pr	incipal and interest, if not so	mer paid,
shall be due on the	interest on the unpoid princi	19 20 all such payn to the remainde	nents on account of er to principal; the	if the indebtedness ev portion of each of said	denced by said note to be a dinstallments constituting p	pphed first rincipal, to
the extent not roul whi	en due to bear ate est afte	er the date for payment there	of, at the rate of _	15.5 per cent pe	er annum, and all such paym	ients being
made payable at La	Salle Bank Lake	view 3201 N. Ashi	<u>and Ave. C</u>	ngo. 111.	 or at such other place as tholder thereof and without 	s the legal nutice, the
principal sum remainin	g unpaid thereon, logether	Milli accrued interest thereor	n, snan occome at Locinterest in neen	once one and payant indunce with the term	e, at the piace of payment at is thereof or in case default (oresau, m shall occur
and continue for three t	th the payment, when and days in the performance of a free without notice), and	no, other agreement contained that a parties thereto severa	d in this Trust Doe	d (in which event elec	ction may be made at any tim	se after the
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of the South	heast I/4 or one	e Southeast 1/1 o Lpal Meridian, il	Secrion	l5, Township Fo Tilinois	38 North Kange	
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- THE FOLLOWING ARE THE CLYPTATE. COTESTICANS AND TRANS ONS REFERRED TO ON PAGE TO THE REVEREE SIDE OF THIS TRUST DEED AND VILLE DAM PART OF THE TRUST DEED WARTH THERE BEGINS:

 1. Mortgagors shall (1) keep said premises in good condition and repair, without waste; (2) promptly, repair, restore, or, rebuilding you 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 in or expressivy 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 to make in or at any time in process of erection upon said premises; (6) comply with all requirements of law or municipal ordinances withing respective the premises and the use thereof; (7) make no material alterations in said premises except as required by law or municipal ordinance or as in previously consented to in writing by the Trustee or holders of the note.

 10.12712.2. Mortgagors shall Pay before any penalty attaches all general taxes, and shall pay 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 finale 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 hydrice.

 - 3. Mortgagors shall keep all buildings and improvements now or hereafter situated on said premises insured against loss or damage by all relighting 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 notes 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 mort 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 hereinbefore required of Morigagors in any form and manner deemed expedient, and may, but need not, make full or partial payments of principal or interestion prior encumbrances; if any, and purchase, discharge, compromise or settle any tax tiles or other prior lies or title or claim thereoff 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 autorneys' fees, and any other moneys advanced by Trustee or the holders of the note to protect the mortgaged premises and the lies 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 and with interest thereon at the rate of nine per cent per annum. Inaction of Trustee or holders of the note shall never be considered as a waiver of any right accruit, to hem on account of any default hereunder on the part of Morigagors.
 - 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 procured from the appropriate public office without inquiry into the accuracy of such bill, statement or estimate or into the volid two flany tax, assessment, sale, forfeiture, tax lien or title or claim thereof.
 - 6. Mortgagors shall pay etch item of indebtedness herein mentioned, both principal and interest, when due according to the terms hereoff. At the election of the holders of the principal note, and without notice to Mortgagors, all unpaid indebtedness secured by this Trust Deedshall not interest, and indebtedness secured by this Trust Deedshall 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 hereby secured shall become due whether by the terms of the note described on page one or by accelerations of otherwise, holders of the note or Trustee shall be to the right to foreclose the lien hereof and also shall have all other rights, provided by the lien hereof, there shall be allowed and included as additionally into debtedness in the decree for sale all expenditures are 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 occumentary and expert evidence, stenographers' charges, publication costs; and significant tions, 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 only fence to bidders at any sale which may be had pursuant to such decree the true constitution of the title to or the value of the premises. In addition of the title to or the value of the premises in additional indebtedness secured hereby and immediately due and payable, with interest thereon at the rate of nine per cent per annum, when a part of the constraints of the note in connection with any any action, suit or proceeding, including but not limited to probate and bank trujney secured; or (b) preparations for the commencement of any suit 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 proceeding, to which either of them shall be a party, either as plain. Claimant or defendant, by respon of this Trust Deed or any indebtedness hereby secured; or (b) preparations for the defense of any threatened suit or proceeding, including but not limited to probate and bank trujney.
 - 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 a start mentioned in the preceding paragraph hereoff; see and other items which under the terms hereof constitute secured indebted ies additional to that evidenced by the note hereby secured with interest thereon as herein provided; third, all principal and interest remaining up act 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 De d, the Court in which such complaint is filed may appoint receiver of said premises. Such appointment may be made either before or after sale, whout 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 their entires and profits of said premises during the pendency of such foreclosure suit rand; in case of re sale and a deficiency, during the "light shalling 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 insuch cases for the protection, possession, control, management and operation of the premises during the whole of so the 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, on 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 sale; (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 a sject 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 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 Trust e be obligated to records this Trust Deed or to exercise any power herein given unless expressly obligated by the terms hereof, nor be liable for any acts of omissions hereunder, except in case of his own gross negligence or misconduct or that of the agents or employees of Trustee, and he may 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 indebtedness secured by this Trust Deed has been fully paid; and Trustee may execute and deliver a release hereof to and another equestions 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 may accept 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 has never executed by the persons herein designated as the makers thereof; and where the release is requested of the original trustee and which has never executed an 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 herein described herein, he may accept as the genuine principal note herein described herein, he may accept as the genuine principal note herein described herein the may accept as the genuine principal note herein described herein herein contained of the principal note herein described herein herein contained of the principal note herein described herein herein contained of the principal note herein described herein herein contained of the principal note herein described herein herein contained of the principal note herein described herein herein contained of the principal note herein described herein herein contained of the principal note herein described herein herein contained of the principal note herein described herein herein contained of the principal note herein
 - 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.

 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 defitical filler powers and authority as are herein given Trustee, and any Trustee or successor shall be entitled to reasonable compensation for all acts performed hereinner.
 - 15. This Trust Deed and all provisions hereof, shall extend to and be binding upon Mortgagors and all persons claiming under or througher 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 in the with	in Trust Deed has been	
identified herewith	onder Identification So.		
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/my	-XUBY		
	Trustee		