	1
THIS INDINITURE , made April 16 1992.	02108214
between Wilfrode Muchizuma and	
Ana Muchezneno, his wile	
5042 Doming Place Chings IL-	
herein referred to as "Mortgagor" A KESIDE BANK	DEPT-01 RECORDING \$23.50
1338 MILWAUKEE AVENUE	141111 TRAN 9350 06/09/92 09:23:00 + 46996 10 *-92-406214
	COUR COUNTY RECORDER
LIBERTYVILLE, ILLINOIS 60048 (STATE)	
herein referred to as "Trustee", witnesseth. That Whereas Mortgagors are justly indebted	The Above Space For Recorder's Use Only
to the legal holder of a principal promissory note, termed "Installment Note" of even date herewith, executed by Mos gragors, made parable to Beater and delivered, in and by which note Mortgagors promiss to pay the principal sum of the process of the principal sum of the principal	Fine hundred and no ice
Dollars, and interest from May 23, 1992 on the balance of principal remain	·
per annum, such principal sam and interest to be payable in installments as follows	1.43
Dollarson the 21 day of 1 www. 1998 and 57. 45	Dollar on
the 2.1 day of each and cremonth thereafter until such more while paid except that	the final payment of principal and interest, if not sooner paid.
shall be due on the 21 day of Mora 2017 all such payments on account to account to account the impact of process all balance and the remainder to principal, the	of the indebledness evidenced by said note to be applied 1981 ie portion of each of said installments constituting principal, to
the extent out tried when the To hear interest. Her the date for payment thereof, at the rate of	per cent per annum, and all such payments being
made payable at LAKEUDE BARE, J. W. WACCOZ, CBICAGO, ILLII) todder of the note may, from time to time, in writing appoint, which note further provides that at stincipal sum tentaining unpaid thereon, together, all account interest theteon, shall become a case detail is shalloccur in the payment, when due, which stallment of principal or interest in account continue to three days in the performance of any either agreement contained in this Frust Decay attorn of said three days, without notice, and that all rathes thereto severally waive presentioned.	the election of the legal holder there of and without notice. The it once due and pasable, at the place of payment atoresaid, in cordance with the terms thereof or in case default shall occur ecd (in which event election may be made at any time after the
NOW THEREFORE, to secure the payment of the sand in coal sum of money and interest above mentioned note and of this Frust Deed, and the performance of the covenants and agreeme that in consideration of the sum of One Dollar in hand paid in a copt whereof is hereby ack NARRANT unto the Trustee ins or his successors and assigns the bolk wing described Real Futuate, lying and being in the Coal State of the sum of the	and the factor of the control of the three the control of the cont
ituate, lying and being in the Coty of Chicago, COUNTY OF	COSE AND STATE OF ITE INOIS, TO WIL
Lot 15 in Hulbert Fullerton Averue Highlands being a Subdivision of the North 2/7ths of th (except the South 19.68 feet and the West 174 the West 172 of the Southeast 1/4 to ether will 17.55 feet of the North 1/8th of the South 1/174 feet thereof; of said West 1/2 of the South	Subdivision No. 4, he South 7/16ths 4 feet thereof) of ith the South 7/2 (except the West uthesst 1/4 of t of the Third
chich, with the property hereinatter described is referred to herein as the "premises."	
dermanent Real Estate Index Number(s) 13-28-417-625 soldresstest of Real Estate 5647 Doming Place,	Chage 16
ICCLETELL R with all improvements, to innitions, easements, and apportenances thereto belo tring all sin h times as Mortgagors may be outsited thereto (which rents, issues and profits are pla conductly), and all fixtures, apparatus, equipment or articles now or hereafter therein or thereon of air conditioning (whether single units or centrally controlled), and sentiation, including two times, sortin doors and windows, floor coverings, mador beds, stores and water heaters. All of	ledged primates and on a parits with such real estate and not in used to supply hear stars water, light, power, retrigeration without restricting the coregoing), screens, window shades.

This Trust Deed consists of two pages. The covenants, conditions and provisions appearing on page 2 (the reverse side of this Trust 2, etc) are incorporated herein by reference and hereby are made a part hereof the same as though they were here set out in full and shall be binding on Moripagors, their heirs, successors and assigns.

Witness the hands and (Scal) PLEASE PRINT OR TYPE NAME IS. 92406214

BELOW SIGNATURE:S

MPRESS

SEAL

Ana Mocte zuma personally known to me to be the same persons—whose name S——subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that — how signed, sealed and delivered the said instrument as tree and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the monstered.

Coven under my hand and official seal, this Commission expires

190 Notary Public

(Seal)

This instrument was prepared by

NAME AND AUDRESS

LAKESIDE BANK 1338 MILWAUKEE AVERGE

LIBERTYVILLE, ILLINOIS 60048

Mail this instrument to

CITY

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 building or buildings now or at any time in process of crection 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 herembefore required of Mortgagots 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 hen or other prior lien or talle or claim thereof, or redeem 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 prove the mortgaged premises and the hon hereof, plus reasonable compensation to Trustee for each matter concerning which action herein authorized and all become immediately due and payable without notice and with interest thereon at the rate of nine per cent per atnum. Inaction of Trustee of the note sh. If never be considered as a waiver of any right accruing to them on account of any detault hereunder on the part of Mortgagots.

5. The Trustee or the hold is 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 produced from the appropriate public other without inquity into the accuracy of such bill, statement or estimate or into the valuation of any tax, assessment, sale, forfeiture, tax lien or title or claim thereof.

6. Mortgagors shall pay each text of indebtedness herein mentioned, both principal and interest, when due according to the terms hereof At the election of the holders of the parcip I note, and without notice to Mortgagors, all unpaid indebtedness secured by this I rust Deed shall, notwithstanding anything in the principal nor of in this I rust 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 herein contained.

T. When the indebtedness hereby secured 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, there shall have all other rights provided by the taws of Illinois for the enforcement of a mortgage debt, in any suit to foreclose the lien hereof, there shall be allowed and included as additional indebtedness in the decree for sale all expenditures and expense which may be paid or incurred by or on behalf of Trustee or holders of the note for altorness fees, trustee's fees, apprisers fees, outlies or documentary and expert exidence, stenographers' charges, pursheafton costs and costs owhich may be estimated as to items to be expended after critical 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 decret to be teasonably necessary either to prosecute such suit or to code, or to bidders at any sale which may be had pursual thosic, decree the true condition of the title to or the value of the premises. In addition, ill avendatures and expenses of the nature in this paragraph mentioned shall be come so much additional indebtedness secured between and payable, with interest thereon at the rate of rine period can period or incurred by Trustee or holders of the note in connection with rat invasition, suit or proceeding, including but not limited to probat, and backingtey proceedings, to which either of them shall be a party, either as plaintific claim as to defendant, by reason of this Trust Deed or exponent techness fact by secured, or the preparations for the commencement of any suit for the lost close is hereof after account of such right to forcelose 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 such it ms 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 unpaid, 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 Deed, the Contin which such complaint is filed may appoint a receiver of said premises. Such appointment may be made either before or after sale, without indice, 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, thus a 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 such and a deficiency, during the full statutory period for redemption, whether there be redemption or not, as well as during any further times wise. 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 accessary or are instal in such cases for the profection, possession, control, management and operation of the premises during the whole of said, most 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 sected hereby, or by any decree foreclosing this Trust Deed, or any tax, special assessment or other lien which may be or become sure for 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 certified.

10. No action for the enforcement of the ben 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.

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 4; ustee be obligated to record this Trust Deed or to exercise any power herein given unless expressly obligated by the terms hereof, nor be table for air a its 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 require indendities 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 satisfactor 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 is such 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 hereinder 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 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 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 Titles 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 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 hereinder shall have the identical title, powers and authority as are herein given Trustee, and any Trustee or successor shall be entitled to reasonable compeniation for all acts performed hereinder

18. This Frust 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 hable 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

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 TRUSTEF, BEFORE THE TRUST DEED IS FILED FOR RECORD.

The Installment Note mentioned in the within Trust Deed has been