UNOFFICIAL COPY For Use With Note Porm 1648 (Monthly Payments including Interest)

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(NO AI	ND STREET)		STATE)	in an and the second of the se
in the level builder of a	a neincipal erconisiony note	it Whereas Morigagors are it termed "Installment Note. le to Bearer and delivered, in m of 1,130.00 on the balance	" of even date L	The Above Space For Recorder's Use Only
				from time to time unpaid at the rate of per cen
per annum, such princ	cipal cum and interest to be	payable in installments as for	153.61	
	of each and . ver month the	gentter until said note is fully		final payment of principal and interest. It not sooner paid
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case detault shall occur	r in the payment, when due.	, of pay istaliment of princip	ul or interest in accord	nce due and payable, at the place of payment aforesaid, in fance with the terms thereof or in case default shall occur
expiration of said three	days in the performance of e days, without notice), an	d that all purious thereto seve	rally waive presentm	(in which event election may be made at any time after the ent for payment, notice of dishonor, process and notice of
Profest. NOW THEREFO	ORE, to secure the payment	t of the said oring oal sum of n	ioney and interest in a	ccordance with the terms, provisions and limitations of the
also in consideration is	of the sum of One Dollar is	a hand paid. The receipt who	ereof is hereby acknow	herein contained, by the Mortgagors to be performed, and wiedged, Mortgagors by these presents CONVEY AND
WARRANT unto the	Trustee, its or his successe	ors and assigns, the fellowing	described Real Esta	te and all of their estate, right, title and interest therein,
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	And the second second		/9	2604608 2021
which, with the proper	ty heremalter described, is	referred to herein as the "pr	emises;"	2604608 2521
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and the second of the second	e Index Number(s):		emises;"	2604608 25%
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THE FOLLOWING ARE THE COVENANTS, CONDITIONS AND PROVISIONS REFERENCE OF THE FRUST DEED WHICH TO REFERRED TO ON PAGE 1 (THE REVERSE SIDE 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 merhanic'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 tharge 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 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 afterations 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 duplicage/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. Mortgagers 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 physible, 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 Trustee or the holders of the note to prive the mortgaged premises and the lien hereof, plus reasonable compensation to Trustee for each matter concerning which action herein authorized in 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 accruing to them on account of any default hereunder on the part of Mortgagors.
- 5. The Trustee or the held is of the note bereby 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, 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 Trust Deed shall, notwithstanding anything in the principal rate 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 herein contained.
- 7. When the indebtedness hereby secured hal, come 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 and also shall have all other rights provided by the laws 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 exists; which may be paid or incurred by or on behalf of Trustee or holders of the note for alterneys' fees, trustee's fees, appraiser's fees, outlays 1 in documentary and expert evidence, stenographers' charges, publication costs and costs (which may be estimated as to items to be expended after every of the decree) of procuring all such abstracts of title, title searches and examinations, guarantee policies. Torrens certificates, and similar did in an 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 evid not to bidders at any sale which may be had pursuant to such decree the trust condition of the title to or the value of the premises. In addition, a lear, additions and expenses of the nature in this paragraph mentioned shall become on much additional indebtedness secured hereby and immediately. and payable, with interestithereon at the rate of once over the rannum, when paid or incurred by Trustee or holders of the note in connection with (a) any action, suit or proceeding, including but not limited to probate and hankruptey proceedings, to which either of them shall be a party, either as plaintiff, clair, and or defendant, by reason of this Trust Deed or any indebtedness hereby economic or (b) preparations for the commencement of any suit for the fore losur, hereof after accrual of such right to foreclose whether or not actually commenced: or (c) preparations for the defense of any threatened suit or proceedings, the premises or the security he
- He proceeds of any foreclosure sale of the premises shall be distribute, and applied in the following order of priority: First, on account of all costs and expenses incident to the foreclosure proceedings, including all such 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 said 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 forcelose this Trust Deed, the Coving which such complaint is filed may appoint a receiver of said premises. Such appointment may be made either before or after sale, without routice 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 hereundar may be appointed as such receiver, such, 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 rain and a deficiency, during the full statutory period for redemption, whether there be redemption or not, as well as during any further times when an triangers, except for the intervention of such receiver, would be entitled to collect such rents, issues and profits, and all other powers which may on excessary or are usual in such cases for the protection, possession, control, management and operation of the premises during the whole of said re nod. 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 it debt-dness secured hereby, or by any decree, provided such application is made prior to foreclosure sale; (2) the deficiency in case of a sale and destination and the first hands and destination of the deficiency of the deficiency in case of a sale and destination of the premises during the sale and destination of the premise during the whole of said as and a sale and destination of the premise during the whole of said as an additional destination of the premise during the whole of said as a sale and destination of the premise during the whole of said as a sale and destination of the premise during the said and destination of the premise during the said and destination of the premise during the said as a sale and destination of the premise during the said as a sale
- 10. No action for the enforcement of the lien of this Trust Deed or of any provision hereof 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 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 record the trust Deed or to exercise any power herein given unless expressly obligated by the terms hereof, nor be liable for any colls or omissions hereunder, except in case of his own gross negligence or rhisconduct or that of the agents or employees of Trustee, and he may require indemnities.
- 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 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, 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 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 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 hhield 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 hereunder shall have the identical title, powers and authority as are herein given Trustee, and any Trustee of 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.

FOR THE PROTECTION OF BOTH THE BORROWER AND LENDER. THE NOTE SECURED BY THE TRUST DEED	The Installment Note mentioned in the within Trust Deed has to the identified herewith under Identification No.	been PAM
SHOULD BE IDENTIFIED BY THE TRUSTEE, BEFORE THE TRUST DEED IS FILED FOR RECORD.		**************************************

Trustee