UNOFFICIAL COPY ... (3 TRUST DEED (RLINOIS) For Use With Note Form 1448 (Monthly Payments including Interest)

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THIS INDENTURE.	made	
8	1 Gill + Tinconeline	DEPT-01 RECORDING \$23.50
heines - 1700		. T\$3323 TRAN 3904 09/14/92 09:27:00
Gill, hi	1) Lx1-1-e	· +9785 + 492-678250
4236	5 Langley Change 16	- COOK COUNTY RECORDER
NO AN	HOSTREET LAILE COYT) E ETAENIK	
Herein retented to as "	Mongagors, Land Lil C. D. L.	Onemones
	1838 MILWAUKEE AVENUE	3407020()
	TERRETYVILLE ALTROIS 60048	000 00000
	OSTREET) (CITY) ISTATE:	JED IDMACKY.
hanna manteered to 64 .	Tristee "witnesseth That Whereas Morteagors are justly indebted	The Above Space For Recorder's Use Only
and the least builder of a	concernal promission date termed "Installment Note. Of their date	
nerewith, executed by	Storgagors made passable to Bearer and delivered, in and his which to pass the principal sum of	and the court of the production of the court
Patter and interest for	rom _ Aug 20, 1912 on the balance of principal remain	
Diffigity, and offerest in	ipai sur cand interest to be pasable in installments as follows	18,04
Data and 19	61 5 Sept 1092 10 145.64	. Dollars on
اکا بادید	each an every month thereafter until said note is fully paid, except tha	the final payment of principal and interest, if not sooner paid.
	19 4 A SSS to 1997 placehousers on a cons	Lot the indebtedness endenced by said note to be applied bust
to a contract and undared t	interestion the use subgrincipal balance and the remainder to principal, t	ne portion of each of said installments constituting principal, to
the extent not paid who	en due to hear inte est atter the date for payment thereof, at the rate of	f 1 per cent per annum, and all such payments being
made passible at	EZZZICZ TINE TO T. HIGUEL CHICAGO, ILLU	IIOIS or at such other place as the legal
holder of the note may	trom time to time in white appoint, which note further provides that a	at now the unit payable of the place of payment alotested on
		corgance with the terms increm of in case details some terms.
	days in the performance of any other agreement contained in this Trust Declars, without notice, and that all parties thereto severally waive prese	
Original Cold		Cr.
NOW THEREFO	RE to secure the payment of the salformorpal sum of money and interes	in accordance with the terms, provident and imitations of the 💢 🛣
the same and a second and a second as the	and of this Trust Deed, and the perform incr of the covenants and agreem it the sum of One Dollar in hand paid. The ceipt whereof is hereby as	knowledged, Mortgagors by these presents CONVEY AND
WARRANT unto the	Trusted its of his successors and assigns. De oil ming described heat	Estate and all of their estate, right, title and interest therein.
situate, fying and Seing	in the Charte County OF	Cock AND STATE OF ILLINOIS, 10 WIT
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Legal Description	in: The S 25 ft. of the N 75 ft. of Lot 19 in Margaret Joh	instan's Subdivision of the S 1/2 of the St 1/4 of
the NE 1/4 of Se	ection 3, Township 38 North, Range 14, East of the Thin	Principal Meridian, in Cook County, Immols.
	4	Article Articl
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which, with the propert	ry hereinafter described, is referred to herein as the "premises."	
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which, with the propert	tridex Number(s): 26-03-225-035	1/
	11236 5 1 1 1	1
Permanent Real Estate Address(es) of Real Est	tate 4236 5 Langley	Cirosyc 11
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THE FOLLOWING ARE THE COVENANTS, CONDITIONS AND PROVISIONS REFERRED TO ON-PAGE 1 (THE NEVERSE SIDE OF THIS IRUST 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 layor of the United States or other liens or claims for iten 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 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 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 gase of loss or damage, to Trustee for the holders of the note, such rights to be evidenced by the standard mortgage clause on he gashet each beach 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 insurance about to expire, shall deliver renewal policies not less than ten days prior to the respective dates of expiration.

4. 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 insurance and insurance desired in the prior in the case of expire the prior in the case of expire the prior in the case of shall payments of principal or interest on prior encumbrances, if any, and purchase, discharge, compromise or settle any tax been or other prior lies or claim thereof, or redeem from any tax sale or for feiture 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 automeys' fees, and any other moneys advanced by Trustee or the holders of the note to rulect the mortgaged premises and the lies hereof, plus reasonable compensation to Trustee for each matter concerning which action herein a mortgaged premises and the lies hereof, plus reasonable compensation to Trustee for each matter concerning which action herein a mortgaged premise and the lies hereof, plus reasonable compensation to Trustee for each matter concerning which action herein a mortgaged premise and the lies hereof 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 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 validity of any tax, assessment, sale, forfeiture, tax lien or title or claim thereof.

6. Mortgagors shall pay each tiem 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 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

When the indebtedness hereby secure (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 and also shall have all other rights provided by the laws of Illinois for the enforcement of a mortgage deb. In > , suit to foreclose the lien hereof, there shall be allowed and included as additional indebtedness in the decree for sale all expenditures and aper sets which may be paid or incurred by or on behalf of Trustee or holders of the note for altorness' fees. Trustee's fees, appraiser's fees, outlay for documentary and expert evidence, stenographers' charges, publication costs and tosts twhich may be estimated as to items to be expended atterminy of the decree) of procuring all such abstracts of title, title searches and examinations, guarantee policies. Torrens certificates, and similar dat, 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 evidence to bidders at any sale which may be had pursuant to such decree the true condition of the title to or the value of the premises. In addition, all expenditures and expenses of the nature in this paragraph mentioned shall become so much additional indebtedness secured hereby and immediate? One and payable, with interest thereon at the rate of nine per cent per annum, when paid or incurred by Trustee or holders of the note in connection with (a any action, suit or proceeding, it schuding but not limited to probate and bankrupter proceedings, to which either of them shall be a parts, either as plaintiff, claiment or defendant by reason of this Trust Deed or any indebtedness he ethic commenced, or (c) preparations for the commencement of any suit for the fo eclos incheried after accrual of such night to toreclose 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 sughtiens 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 unpatic fourth, any overplus to Mortgagors, their heirs, legal representatives or assigns as their rights may appear.

Upon or at any time after the filing of a complaint to foreclose this Trust Deca, the Crust in which such complaint is filed may appoint a receiver of said premises. Such appointment may be made either before or after sale, without 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 or 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. Sith 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 sate and a deficiency, during the full statutory period for redemption, whether there be redemption or not, as well as during any further times when it fortgagors, 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, used. 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, 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 deficiency.

10. No action for the enforcement of the lien of this Trust Deed or of any provision hereof shall be subject to ally 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 acids 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 this Trust Deed or to exercise any power herein given unless expressly obligated by the terms hereof, nor be liable for any acts 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 to juite 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 hireof 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 secured his 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 berein described any note which bears a certificate of identification purporing 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 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 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 herein described any note which may be presented and which conforms in substance with the description herein contained of the principal principal described and the principal 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

15. This Trust Deed and all provisions hereof, shall extend to and he 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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FOR THE PROTECTION OF BOTH THE BORNOWER AND LENDER. THE NOTE SECURED BY THIS TRUST DEED SHOULD BE IDENTIFIED BY THE TRUSTEE. IEFORE THE TRUST DEED IS FILED FOR RECORD

The Installment Note mentioned in the within Trus	t Deed	nas beer	فيظيفها أمسي
identified herewith under Identification No		· , · ,	
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			1.0

Trustee