TRUST DISID LANCIAL FORM 1446 For Use With Note Form 1446

(Monthly Payments Including Interest)

NAME OF A SOUTH AND	CALITICAL Consult a lawyer before using or acting under this form, next or the published not the series of mic form makes any wentingly with respect thereto, including any wentingly of merch inhebitity or fitness for a perificular purpose.	
Chicago, Illinoia 50838 PARA SOUTH ABAIRMA AVENUE Chicago, Illinoia 50820 PRO MASTRETO The Above Space for Recordor, Use Chicago The Above Space f	THIS INDENTURE, made November 14th, 19 92	
Chicago, Illinoia 50838 PARA SOUTH ABAIRMA AVENUE Chicago, Illinoia 50820 PRO MASTRETO The Above Space for Recordor, Use Chicago The Above Space f	between LOUIS T. WADE and SANDRA L. WADE, his	
Chicago, Illinoia Sole 2012 Order Court record on a "Nortgaper," and ASHLAND STATE BANS. 9443. South Ashland Ayene Chicago, Illinois E 6620 Chic	wife 10106 South Indiana Avenue	
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9.443 SOUTH ABRIAND AVENUE Chicago Illinois 60620 Ch	(NO. AND STREET) (CITY) (STATE) herein referred to as "Mortgagors," and ASHLAND STATE BANK	
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PRINT OR PRINT OR PRINT OR PENAME(S) BELOW alter of Illinois, County of COOK SANDRA L. WADE SANDRA L. WADE (Seal) The undersigned, a Notary Public in and for said County in the State and DO HEREBY CERTIFY Inst. LOUIS T. WADE and SANDRA L. WADE, his wife PRESS SANDRA L. WADE, his wife subscribed to the foregoing instrument, was named alter subscribed to the foregoing instrument, was named alter subscribed to the foregoing instrument as the same person. Sandra L. Wade, his wisted to the foregoing instrument as the same person of the same		Bour Wacke (Sent)
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- THE FOLLOWING ARE THE COVEN 175, CONDITION AND PAOY ISIONS RETEXALD TO AN PAGE & (THE REVERSE SIDE. OF THIS TRUST DEED) AND WHICH ORD A PERT OF THE POST DEED WHICH THESE SEGINS:

 1. Mortgagors shalf (1) keep said premises in good condition and repair, wilhout waste; (2) promptly repair, restore, or rebuild any middings 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 axisfactory 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 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 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 Trustee or the holders of the note to protect the mortgaged premises and the lien 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 accr and 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 item of indebtedness herein mentioned, both principal and interest, when due according to the terms hereof. At the election of the holder, of no 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 dead. It shall occur and continue for three days in the performance of any other agreement of the Mortgagors betein contained.
- 7. When the indebtedness hereby we cried 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 deal. In any suit to foreclose the lien hereof, there shall be allowed and included as additional indebtedness in the decree for sale all expenditures as a expenses which may be paid or incurred by or on behalf of Trustee or holders of the note for altorneys' fees, Trustee's fees, appraiser's fees, or days for documentary and expert evidence, stenographers' charges, publication costs and costs (which may be estimated as to items to be expended our entry of the decree) of procuring all such abstracts of title, title searches and examinations, guarantee policies. Torrens certificates, and ai nilar data and assurances with respect to title as Trustee or holders of the note may deem to be reasonably necessary either to prosecute such sui, 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 and too, all expenditures and expenses of the nature in this paragraph mentioned shall become so much additional indebtedness secured hereby and item distely due 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 proceedings, to which either of them shall be a party, either as of any offic claimant or defendant, by reason of this Trust Deed or any indebtedness hereby commenced; 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.
- 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 items as are mentioned in the preceding paragraph hereof; second, all other items which under the terms hereof constitute secured index sheets additional to that evidenced by the note hereby secured, with interest thereon as herein provided; third, all principal and interest remaining property and constitutes or assigns as their rights may appear.
- 9. Upon or at any time after the filing of a complaint to foreclose this Trust Piecl, the Court in which such complaint is filed may appoint a receiver of said premises. Such appointment may be made either before or after sall, inthout notice, without regard to the solvency or incolvency of Mortgagors at the time of application for such receiver and without regard to the timen 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 the rents, issues and profits of said premises during the pendency of such foreclosure suit and, in case of a sale and a deficiency, during the full statutory period for redemption, whether there be redemption or not, as well as during any further time; when Mortgagors, except for the intervention of such receiver, would be entitled to collect such rents, issues and profits, and all other powers vivil, may be necessary or are usual in such cases for the protection, possession, control, management and operation of the premises during the who end is said 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, or by any decree foreclosing this Trust Deed, or any tax, special assessment or other lien which may be or be one 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 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.
- 11. Trustee or the holders of the note shall have the right to inspect the premises at all reasonable ti near ad 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 Trusce 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 have 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 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 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 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 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 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.

The Installment Note mentioned in the within Trust Deed has been
identified herewith under Identification No.
Trustee