92262571

HHSINDENHERE, made March 23

between ROCK OF AGES BAPTIST CHURCH

TRUS (NED (LINCIS) For Use VIN DO FOOT 1446 (Monthly Payments Including Interest)

19.92

CAUTION. Consult a trikyte bill re using, it acting under this form. Neither the publisher one the select if this franmakes any warranty with respect themse including any marranty of merchantablishy or finess file a particular purpose.

A NOT FOR PROFIT ILLINOIS CORPORATION	
1692 South 15th Avenue, Maywood, IL. 60153	Annual Property of the Propert
AND AND CIDECT	And the second s
herein referred to as "Mortgagors," and MAYWOOD PROVISO STATE BANK,	
An Illinois Banking Corporation .	
411 W. Madison, Maywood, IL. 60153	
(NO AND STREET) (CITY) (STATE) therein referred to as "Trustee," witnesseth. That Whereas Mortgagors are mistly indebted.	The Above Space For Recorder SUse Only
to the legal holder of a principal promissory note, termed "Installment Note," of even date	L
herewith, executed by Morteagors, made payable to Maywood Proviso State Bank paid delivered, in and by which note Morteagors ground to pion the principal sum of	y-Eight Thousand and 00/100
that a material state March 23, 1992 and the button of term materials	among tradictions to time units adjust the rate of -9.78 , we seen
per annum, such principal (s) in and interest to be payable to asstallments as follows. Nine Dollars on the 25th day of April 1992 and Nine Hundred Fi	Hundred Fifty-Six and 29/100
Dollarson the 25th day of April 1992 and Nine number of ri	Dollarson
the 25th day of each, of every month thereafter until said note is hilly paid except to	it the linary isment of principal and interest, if not sooner paid
shall be due on the 25th as a March 5999 all such payments on a country actived and unpaid interestly, the unpaid principal balance and the remainder to principal.	ar of the indebtedness exidenced by said note to be applied firs The portion of each of said installments constituting principal (to
the extent not mad when due to be a relatest after the date for payment thereof, at the rate of	of 11.78 per cent per annum, and all such payments being
- mode as as a 411 Madison Screet, Maywood, 1111nois 601	53 or at such other place as the levs
holder of the note may, from time to time, yow atmos appoints which more burden provides that a principal sum remaining unguid thereon, together with accused interest thereon, shall become	n the election of the legal holder thereof and without notice, the
case detault shall occur in the payment, who have of any installment of principal of interest in a	ccordance with the terms thereof or in case default shall occur
and continue for three days in the performance of any other agreement contained in this Trust I expiration of said three days, without notice i, and I that all parties thereto severally waive pres	Teed (in which event election may be made at any time after the entment for payment, notice of dishonor, protest and notice o
protest	
NOW IHEREFORE, to secure the payment of the savar incipal sum of money and intere- above mentioned note and of this Frust Deed, and the performance of the covenants and agreen	of an accordance with the terms, provisions and limitations of the sents herein contained, by the Mortgagots to be performed, and
 also in consideration of the sum of One Dulke in hand and, the receipt whereof is betchy a 	cknowledged, Mortgagors by these presents CONVLY AND
WARRANT unto the Trustee, its or his successors and assigns, the following described Real situate, lying and being in the VIIIage of Maywood COUNTY OF	Cook AND STATE OF HEINOIS, to wi
situate, lying and being in the	AND STATE OF HERICOGY, WWY
Lot 181 (Except the south 45 feet thereof) In seminar	y addition to Maywood, being a
subdivision of part of the northeast 1/4 of section 1	5, Township 39 north, range 12,
East of the Third Principal Meridian, in Cook County,	Illinois.
Y).,	
which, with the property hereinafter described, is referred to herein as the "premises."	9226%, 7%
Permanent Real Estate Index Number(s): 15-15-228-023	92267.74
: IF 220 022	9226%, 7%
Permanent Real Estate Index Number(s): 15-15-228-023	
Permanent Real Estate Index Numberts: 15-15-228-023 Address(es) of Real Estate: 1632 South 15th Avenue, Maywood, II. TOGETHER with all improvements, tenements, casements, and apportenances there to be during all such times as Mortgagor, may be entitled there it which tents, issues, and profits are	dangueg and all rents, osmes and proble thereof for so long and pledged by parity and on a parity with said real estate and not
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- THE FOLLOWING ARE THE COLLYANGS, GDD FIO'S SAD PHAY SLONG RIVERS TO CALL THE REVERSE SIDE OF THIS TRUST DEED) AND WHICH FOR FART OF THE 17TH DEED SHOULD BE REPORTED THE REPORT OF THE 17TH DEED SHOULD BE REPORTED THE REPORT.

 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 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. 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 of orges against the premises when due, and shall, upon written request. Jurnish 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 rote, under insurance policies paywole, 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 hereinbefor 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, comptomise or settle any tax hen or other prior hen 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 as a with interest thereon at the rate of nine per cent per annum. Inaction of Trustee or holders or the note shall never be considered as a waiver of any right accounts of the not 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 impury into the accuracy of such bill, statement or estimate or into the validity of any tax, assessment, sale, forfeiture, tax him or title or claim thereof.
- 6. Mortgagors shall pay cacliftern of indebtedness nerein mentioned, both principal and interest, when due according to the terms hereof At the election of the holders or the principal note, and without notice to Mortgagors, all annual 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 hall occur and continue for three days in the performance of any other agreement of the Mortgagors herein contained.
- 7. When the indebtedness hereby occurred shall become due whether by the terms of the note described on page one of by acceleration of otherwise, holders of the note of Trustee shall have all other rights provided by the laws of Illinois for the enforcement of a mortgage deb. The ary suit to foreclose the lien hered, there shall be allowed and included as additional indebtedness in the decree for sale all expenditures and 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 have documentary and expense such assistances, publication costs and costs (which may be estimated as to items to be expended after entry of the decree of procuring all such abstracts of title, title searches and examinations, guarantee policies. Torrens certificates, and sitular 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 to evidence to hidders 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 his this paragraph mentioned shall become so much additional indebtedness secured hereby and innovative due and payable, with interest the reon at the rate of once per cent per annum, when paid or incurred by Trustee or holders of the note in connection with or any action suit or proceeding, including but not limited to probate and bankruptcy proceedings, to which either of them shall be a party, either as para "to claimant or defendant by teas not this I not Deed or any indebtedness hereby secured; or (b) preparations for the commencement of any suit for the foreclosure hereof after actual of such right to foreclose whether or not actually commenced.

 **The respectively and to a party culture as party is claimant or defendant by reas not this I rost Deed or any indebtedness hereby actually commenced.
- R. The proceeds of any foreclosure sale of the premises shall be diviblined 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 indebte and additional to that evidenced by the note hereby secured, with interest thereon as herein provided; third, all principal and interest remaining or and, 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 I rust Direc, the Court 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 of Morigagors at the time of application for such receiver and without regard to the then wilds 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 tents, issues and profits of said premises during the pendency of such foreclosure suit and, in case of "sale and a deficiency, during the tull 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 with a may be necessary or are usual in such cases for the protection, possession, control, management and operation of the premises during the whole often decreased 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) It, indebtedness secured hereby, or by any decree foreclosing this Trust cheed, or any tax, special assessment or other hen which may be or become appearing to the lief hereof or of such decree, provided such application is made prior to foreclosure sale. (2) the deficiency in case of a sale and deheiency.
- 10. No action for the enforcement of the lien of this Trust Deed or of any provision hereof shall be subject to any detense 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 ar Laccess 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. It sive 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 misconcurt or that of the agents or employees of Trustee, and his 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 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 responsible to the 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 hereindeer 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 and which purports to be executed by the persons herein dissignated 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 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 fiable 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 TRUSTEE, BEFORE THE TRUST DEED IS FILED FOR RECORD.

The Installment Note mentioned in the within Trust Deed has been