TRUST DEED UNOFFIGIAL COPY

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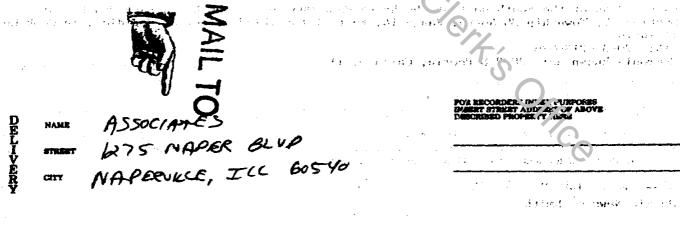
THE ABOVE SPACE FOR RECORDERS USE ONLY

persections Vice President of Oakbrook Terrace , illinois are interered to as "Presect", witnessest: witnessest: Hart, WHEREAS the Grantors have promised to psy to Associates Finance, Inc., herein referred to as "Beneficiary", the legal holder the Loss Agreement hereinafter described, the principal amount of Teenty Four Thousand Three Hundred Ninety Type Bollars and Sixty Bine Center and Sixty	erson	herein referred to as "Grantors", andE	.E. Troncone
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THE COVENANTS, CONDITIONS AND PROVISIONS REFERRED TO ON PAGE I (THE REVERSE SIDE OF THIS TRUST DEED):

- 1 Chanters shall (2) promptly repair, restors or rebuild any buildings or improvements now or horsafter on the province which may become damaged or by destroyed; (2) keep said premises in gon condition and repair, without waste, and from mechanic's or other lives or claims for lives not expressly subordinated to the lives hereof; (3) pay when due any indebtedness which reay be secured by a began to the premises again in the two from the first and the exception of the distingrant such prior lives to Beneficiary; (4) complete within a removable time as building or buildings or not or at any time in precess of rection upon and by remises, (5) comply with all requirements of law or municipal alterations in said promises except no required by law or municipal ordinance.
- 2. Oranters shell pay before any penalty attaches all general tanes, and shall pay special tanes, opecial assessments, water charges, never service charges, and other charges against the president when due, and shall, upon written request, furnish to Trustee or to Beneficiary duplicate receipts therefor. To prevent default hereunder Granters shall pay in full under protest, in the manner provided by statute, any tax or assessment which Granter may desire to contest.
- 3. Granters shall keep all buildings and imprevements now or fureafter situated on sidd premises insured against less or damage by fire, highteining or inflations under justice to the insurance compenies of moneys sufficient either to pay the cost of replacing or repairing the same or to pay in full the indebtedness secured foreign; all in companies astisfactory to the Beneficiary, under insurance policies payable, in case of less or damage, to Trustee for the benefit of the Beneficiary, such rights to be evidenced by the standard mortgage clause to be statisfied to each policy, and shall deliver all policies, including additional and renewal policies, to Beneficiary, and in case of insurance about to expire, shall deliver renewal policies not less than ten days prior to the respective delets of appreciate.
- 4. In case of default therein, Trustee or Baseficiary may, but need not, make any payment or perform any act hereinbefore required of Grantors 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, compression or settle any tax lies or other prior lies or relate thereof, or redson from any tax call or fiftheritars affecting said pressions or contest any tax or neasonsment. All moneys period for any of the purposes here in authorities and all expenses paid or incurred in accumentation therewith, including attorner's few, and any all expenses paid or incurred in accumentation therewith, including attorner's few, and any advanced by Trustee or Beneficiary to protect the merigaged premises and the lies hereof, shall be so much additional indebtedness secured hereby and shall become instruction of the lies of security and shall be an unally protect the merigage premises and the lies hereof, shall be so much additional indebtedness secured hereby and shall need to consider a prior of the part of Grantors.
- 5. The Trustee or liganficiary hereby excursed making any payment hereby authorized relating to taxes or assessments, sury de so according to any bill, statement or estimate procured from the appropriate public admits invaded invades interest at the accuracy of such bill, statement or estimate or into the validity of any tax, assessment, eale, forfeiture, tax lies or claim thereof.
- 6. Orantors shall pay each item of indebtadness berein mentioned, both principal and interest, when the according to the terms become. At the aption of BorneBeary, and without incline in Orantors, all unputed indebtadness secured by this "but Deed shall, not withstanding anything in the Loan Agreement or in this Trust Deed to the contrary, become due and payable (a) immediately in the case of default in making payment of any installer, at a net be Loan Agreement, or to when default occurs and continue for other days in the performance of any other egreement of the Grantors berein contained, or it is all or part of the A and secre sold or transferred by the Grantors without Beanficiary's prior written consent.
- 7. When the includedness hereby wired shall become due whether by acceleration or otherwise. Beneficiary or Trustee shall have the right to foreclose the lies hereof, in any suit to foreclose the lies hereof, there shall be allowed and in not 'use' 's additional indebtedness in the decree for sale all expenditures and expense which may be paid or incurred by or on behalf of Instee or Beneficiary for attentor's fees. Trustee's fees, appraiser; fee, outlay for decumentary and expert evidence, steengraphers' charges, publication costs and costs (which may be estimated as to items to be expended after any of deep the decree) of procuring all such about the steen to be in the decree of procuring all such about the steen to title as Trustee or Beneficiary may deem to be reasonably necessary; there to protecute such suit or to evidence to bedders at any sale which may be had pursuant to such decree the true condition of the or the trust of the steen and inspenses of it 'not wen to these personants', not went to the personants' to not decree the true condition of the steel of the processing in the forecast personants', it is interested the steel of the processing in the forecast personants', it is interested the steel of the steel of the steel of the steel of the processing which engine to the foreclosure hereby after actual of the foreclosure hereby after
- 8. The precede of any furctionurs cale of the precise, shall be distributed and applied in the following order of priority. First, in account of all costs and exposume incident to the furnishess proceedings, including all such items as are mentioned in by precision paragraph hereof; second, all other items which under the terms hereof constitute secured indebtediases additional to that evidenced by the Loan Agreement, with reterms thereon as herein provided; third, all principal and interest remaining unpaid on the note, fourth, any averages to Grazious, their hears, legal representatives or assigns, as their rights may appear.
- 10. No action for the enforcement of the lies or of any provision beroof shall be with a say defends which would not be good and available or the party interposing scale in an action at less open the note bettely secured.
 - 11. Trustee of Beneficiary shall have the right to imple: the primitees at all reasonable dame? at a visit thereto shall be perialized for that purpose
- 12. Treates has no dary to examine the title, location, existence, or condition of the premis s, nor shall Treates be obligated to record this trest deed or to exercise any gover hereic gives makes expressly obligated by the terms hereof, nor be liable for any acts or consistence hereafter, except in the configuration of Treates may require indensation acts thereof are exercising any power herein gives.
- 13. Upon presentation of setisfactory evidence that all indebandness occurred by this Trust Dead has buter relly paid, either before or after materity, the Trustor shall have full setherity to release this trust died, the lien thereof, by proper heat-names.
- 14. In case of the resignation, inability or refusal to act of Trustee, the Beauticiary shall have the authority to an point a Successor in Trust. Any Successor in Trust increases shall have the identical title, powers and unflority as are harden given Trustee.
- 15. This Trust Deed and all provisions heaved, shall extend to and be binding upon Orantors and all persons claim as ander or through Grantors, and the word "Grantors" when used herein shall include all such pursons and all persons liable for the payment of the indebedness or any part thereof, whether or an own persons shall have assessed the Loan Agreement or this Trust Deed. This term Beneficiary as used herein shall mean and include any reconsects or assigns of Beneficiary.



Harling Common to the Education

DISTRUCTIONS

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OR

RECORDERS OFFICE BOX NUMBER - LONG. IN SCHOOL SIND

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