. 4 94571N		1 - 94578678 /-	68775327
TRUST DEED		THE ABOVE SPACE FOR RECORDERS	RUNE ONLY 945179675
THIS INDENTURE, THATE _ FOR		Vage-ssa K	34013010
herein referred to	to as "Grantors", and Damon	A. Kiehi	
of \$151.05) +TU	H.C.P <	Minoie, herein referred to as	
"Beneficiary", the legal holder of the Home Impro		ontmet" and described, the sum of	3085 S 6
Three Thousand Sight evidenced by one certain Contract of the Grantors of	th Five and 56/	ía	Dollars (\$ 308.5 \$6). which said Contract the Grantors promise
to pey the said sum in 36 consecutive month	and the first control of the control	- 7 1	t \$ _85,, followed by
on nigativan iyon inga <u>sa tasasa</u> a ka insakata ya in saka	installment beginning on 6/5	act	the remaining installments continuing on
the same day of each month thereafter until fully p	the state of the s		10, chicogo II, escyl
Illinois, or at such place as the Beneficiary or other	her holder may, from time to time, in wr		1
The principal unwant of the Contract is \$ 240	والمراجع والمرازي والمراجع والمناطق والمناطق والمراجع والمرازات	t has a Last Payment Date of	1971.
NOW, THEREFORE, the Grantors to secure the performance of the covenants and agreements herei receipt whereof is hereby acknowledged, do by these and all of their estate, right, tipe and interest COUNTY OF	ein containeil, by the Grantors to be perforse presents CONVEY and WARRANT un	ormed, and also in consideration of the nto the Trustee, its successors and assign the <u>City St</u>	ne sum of One Dollar in hand paid, the gas, the following described Real Estate
See Attacy	red Exibit	79675	*7E FA
425-20-400-6			UN 7000 97/01/94 12:27:00 JB *+94-579675
which, with the property hereinafter described, is a TOGETHER with improvements and fixtures now TO HAVE AND TO HOLO the premises unto the from all rights and benefits under and by virtue of the release and waive. COVENANTS, CONDITIONS AND PROVISION	we attached together with casements, right ne said Trustee, its surce so s and assigns, the Homestead Exemption in we of the Sta-	hts, privileges, interests, rents and pro s, forever, for the purposes, and upon the	the uses and trusts begoin set forth, free
 Genetors shall (!) promiptly repair, reserve or rebuild a condition and repair, without waste, and free from mechanic's lien or charge on the premises superior to the free bereed, and a copy building or buildings now or at any time in process of ere (0) make no material alterations, in said premises except as rea 	usy buildings or improvements new and remer as or other liens are claims for lien not expressly and upon request exhibit satisfactory evidence of the discretion upon and premises; (3) comply with all extensions by law on journicipal sydinence.	thirdinated to the lieu bereuf; (4) pay when du hacharge of such prior lieu to Trustee or to llen equirements of law or municipal ordinances wi	as any indebtechness which may be secured by a neflectivity; (4) complete within a reasonable time ith respect to the premises and the use thereof;
2. Grantors shall put before any perially attaches all general saxes, and shall pay special taxes, special taxes, once to, muter charges, sewer service charges, and other charges against the premises when due, and shall, upon written requires, furnish to Transee or to Beneficiary duplicate receipts therefor. To prevent defer a beyonder Grantors shall pay in full under protect, in the number provided by statute, any tax or assessment which Grantor may desire to context.			
7. Grantices shall been all buildings and improvements now or hereafter atmosted on said premises insured against 1 - or damage by live, lightning or windstorm under policies providing for psychological properties of moneya sufficient either to pay the cost of replacing or repairing the same or to pay it, call the lot 1 - one damage and in companies satisfactory to the benefit at the Benefit are insurance policies psyable, in case of loss or damage, to Trustee for the benefit of the Benefit are replaced properties about to the loss of the same are all policies, including additional and received policies, to Benefit are, and in case of incurance about to expire, shall deliver a policies not less than ten days prior to the expective share of expirations.			
4. In case of default therein, Trustee or Beneficiary may, but need not, make full or partial payments of principal or nie redeem from any tax sale or forfeiture affecting said premises or said premises or said premises or contest any tax or assessment. All manages pain maneys abstanced by Trustee or Beneficiary to provect the mort without solice and with interest therein at the annual percentage to them on account of any default hereunder on the part of On.	y, but need not, make any payment or pecturm any erest on prior encumbrances, if any, and parchases or corriers any tax or promose or settle any tax lien is idd for any at the purposes berein authorized and at riguaged previous and the lien berein, shall be so in e-rate stated in the Contract this Trust Deed secures randors.	by 3ct hereinbefore copy and of Oruntors in any conductive properties of the conductive and the conductive state of the conduc	form and manner decined especificit, and may, or other prior bein or title or claim thereof, or redeem from any tax sale or forfering affecting rewith, including attorney's fees, and any other and shall become innectated) due and popular to be considered as a wayset of any right decitting
This Trust Deed consists of two pages. The cover reference and are a part hereof and shall be binding WITNESS the band(s) and seal(s) of Grantors the	ng on the Grantors, their heirs, successors	ag on page 2 (the reverse side of this and assigns.	trust deed) are incorporated herein by
Vansa Ki	(SEAL)		ISPAL
	SEACH SEACH		(SEAL)
	GARY MA	OTH	<u> </u>
STATE OF ILLINOIS, SS	a Notary Public to and for and resuling in	and County, in the State aforeand, 190 HF	REBY CERTIFY THAT
County of	V. S.	7,03	
en e	Instrument, appeared before me this day in per	er en	signed and delivered the
OFFICIAL SEAL SARY MARTIN	vaid listrament as	free and wduntary act, for the until dry of	Manufacture affective with 9.4
MY COMMISSION E) PIRES 4/22/76	This instrument was prepared by	Car St	Nour Funite
	S. DUTKOWITZ 3:	851 NICICERS	chicogo II. 60641

COVENANTS, CONDITIONS AND PLOUIS DESCONTINUED PROMPTONAL OF THIS TRUE COEFEEDS. 5. The Trustee or Beneficiary hereby secured making paymon bereby sutherted elating to take of a sestiment may descore from the public office without inquiry that the accuracy must bill, many of any of

b. Opaniors shall pay each item of indebtedness herein mentioned, both principal and interest, when due according to the terms hereal. At the opition of thereficiary, and without muser to Graniois, all unpubli didebtedness secured by this Trust Deed shall, notwithstanding anything in the Contract of to this Trust Deed to the contract, become due and payable (at impediately in the case of default in making payable until flooding in the distribution into the contract, or the behalf shall peop and large days in the performance of any other agreement of the Graniois height acontained, or (c) immediately if all or part of the premises are sold or transferred by the Graniois without Beneficiary's prior written consent.

- 7. When the indebtedness bereby secured shall become due whether by acceleration or otherwise. Beneficiary or Trustee shall have the tight to foreclose the lien herrof. In any suit to foreclose the her herrof, 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 Beneficiary for atturney's fees, Trustee's fees, appraisers' fees, outlay for documentary and expert evidence, stenographers' charges, publication costs and costs (which may be estimated as it items to be expended after may of the decree) of procuring all such abstracts of stille, title exactnes and examinations guarantee publicises. Torrens, and similar data and assurances with respect to title as Trustee or Beneficiary may deem to be reasonably necessary either to prosecute such out of to evidence to bilders at any sale which may be had pursuan to such decree the true condition of the title or the value of the premises. All expenditures and expenses of the nature in this paragraph mentioned shall become so much additional indebtedness accured here. So and immediately due and payable, with interest thereest determined as the Contract this Trust Deed secures, when paid or incurred by Trustee or Beneficiary in connections with tal any proceeding, including probate and fund trustry proceedings. To shick either of them shall be a party, either as plaintiff, claiman or defendant, by reason of this Trust Deed or any indebtedness hereby secured; or the proceeding which might affect the premises or the "security hereof, whether or not actually commenced; or (e) preparations for the defense of any threatened suit or proceeding which might affect the premises or the "security hereof, whether or not actually commenced."
- N. The proceeds of any fureclosure sale of the premises shall be distributed and applied in the following order of printity: First, on account of all costs and expenses incidental to the foreclosure proceedings, including all such items as are mentioned in the preceding paragraph hereof, second, all other from which under the terms hereof constitute secured indebtedness additional to that evidenced by the Contract, with unicrost thereon as herein provided, third, all principal and interest remaining unpaid on the note; fourth, any overplus to Grantors, their heirs, legal representatives or assigns, as their rights may appear.
- 9. Upon, or at any time after the filing of a bill to foreclose this fruit Deed, the court in which such bill 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 Grantors at the time of application for such receiver and without regard to the then value of the premises or whether like same shall be then occupied as a homestead or not and the Trustee hereunder may be appointed at such receiver. Such receiver shall have the power to collect the rents, issues, and profits of said 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 protunes dusting the whole of said period. The Court from time to time may authorize the receiver to all the course of such application is made prior to foreclosure sale; (2) the deficiency in case of a sale and deficiency.
- No action for the enforcement of the lien or of any provision increof 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. Trivies or Benefic: (sh II have the right to inspect the premises at all teasonable times and access thereto shall be permitted for that purpose.

- 12. Trustee has no duty to explain the title, location, existence, or condition of the premises, nor shall Trustee be obligated to record this Trustee bear on to exercise any power herein given unless expressly obligated by the terms boxed, nor be liable for any acts or omissions hereunder, except in case of gross negligence or misconduct and Trustee may require indomnities satisfactory to Trustee before exercising any power herein given.
- 13. Upon presentation of satisfactory evidence that all indebtedness secured by this Trust Deed has been fully paid, either before or after maturity, the Trustee shall have full authority to release this Trust Deed, the Ben thereof, by proper survisent.
- 14 In case of the resignation, mability (1) ret sal to act of Trustoc, the Beneficiary shall have the authority to appoint a Successor in Trust. Any Successor in Trust heteunder shall have the identical title, powers and authority as are herein given Trust.
- 15. This Trust Deed and all provisions bereif, should be binding upon Grantors and all persons claiming under or through Grantors, and the world "Grantors," when used herein shall include all such persons and all persons liable for the payment of the indebtedness or any payr thereof; whether or not such persons shall have executed the Contract or this Trust Deed. The term Beneficiary as used herein shall mean and include any successors or an early of Beneficiary.

90: 13 M 77 1 1 W 35 6 6 M ASSIGNMENT For value precived, the undersigned, the beneficiar and rathe within Trust Deed hereby transfers, sets over and assigns the beneficial interest under such Trust Deed and the obligation secured thereby to IN WITNESS WHEREOF, the undersigned has set in hard and seal this ... _____day of CORPORATE SELLER SIGN HERE ATTEST: (Name and Title) (hs Secretary) ACKNOWLEDGMENT BY INDIVIDUAL OR PARTNERSHIP BENEFICIARY (SELLER) STATE OF ILLINOIS. a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT SS. ,_ personally known to me to be the same prosent, whose name ____ subscribed to the foregoing Assignment, appeared before me this day in person and peknowledged that a _ free and volvatary act. the said Assignment as . _. A.D. 19 ... GIVEN under my hand and Notarial Scal this ... _,_ d y of Notary Public ACKNOWLEDGMENT BY CORPORATION (SELLER) STATE OF ILLINOIS. a Notary Public in and for and residing in said County, in the State aforesaid. DO HEREBY CERTIFY THAT personally known to me and who executed the foregoing Assignment as president and secretary, respectively, of the corporation named therein and acknowledged that they signed and delivered the same as their free and voluntary act as such officers in the name of and on behalf of said corporation for the uses and purposes therein set forth. GEVEN under my hand and Notarial Seal this __ day of _ _. A.D. 19 Notary Public 4.5 FOR RECORDERS INDEX PURPOSES INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE DELIV STREET CITY

INSTRUCTIONS

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The Bowth 10 feet of the Borth 18 feet of the East 10 feet of Lots 17 and 38 taken as a tract is Block 32 in Frederick St. Burtlett's 17 and 38 taken as a tract is Block 32 in Frederick St. Burtlett half of the Couth half of the Couth half of the State Burdlettsion of Chicago being part of the South half of Section 30, Termship 37 Sorth, Easgu 14, East of the Third Frincks) of Section 30, Termship 37 Sorth, Easgu 14, East of the Third Frincks) and Bostriotions and Exhibit wir thereto attached wated oprporation Reptabler 33,1963 and recorded October 15,1963 am Occupent 18942790 made by Maple Park Development Company, an Allinois 18942790 made by Maple Park Development Company, an Allinois 18942790 made by Maple Park Development Company, and Associated by the dead from Maymadtte Mational Newsportation and as created by the dead from Maymadtte Mational Binements us was forth in the Declaration of Engeworts, Caretails (continue For the beselft of Parcel 1 storessic for incress and egross Vermanent Tex Box. 15.80-400-040 Parcels 1 and 2, 25-20-400-067 The North B.O feet of Lot \$7 to slock 32 (except that part the worth B.O feet of Lot \$7 to slock 32 (except that part the shortest and the slock and storestid all in Cook Bartlett's Greater Calumot outsitision aforestid all in Cook County, Illimois es adivision of Chicago being a part of the Booth helf of Section 20. et thereof) in Block 33 in Frederick B. Bartlett's Oroster Colemet the se trustee cader trust agreement dated for 13 8,3867 to Ther 18,1987 as document 20324810. and to be the policy to described as belower. se taken as a tract, descripting therefrom the sent of the last of the sent of the series of the sent of the series of the sent of the sen foot of the East 20

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