Por Use With Note Form 1446 [Monthly Payments Including Interest]

named Sini	. 2. ענטל July .2.		1994	· DEPT-D1 RECORDING
1.8 4 44 4 1	Hing Pr Aguatin.	and Norberto.	Tandypurin	- PROULL IMAN KA74 ODJIDJAJ (1.a.
217	LeMoyne, Pkwy			COOK COUNTY RECORDER
				AND ADDALL MECDADER
- Cont.	Park Mostreet	(Cify)	(STATE)	
herein referred to as	Mortgagory and		12 9 44 20 1 1 1 1 1 1 1 1 1	
LEVCO FINZ	NCIAL SERVICES,	INC.		
	Incoln Ave.			94735109
 I have been a set by set data and 	Frustee, witnesseth That a principal promissors note, is Storigagors, made pavable im with pay the principal sur	Tarmed "Introllment No.	ia istasanitsia	The Above Space For Recorder's Use Onis
Dollars and interest	ـ د کشاه بازانایا <u>۱۲۸ می</u> در ۱۲۸	on the balan سبك لا لكي	er of principal remainin	g from time to time unpatit at the rate of per cent
per annum sach prin	icipy sum and interest to be	payable in installments a	tollows Dire-Hui	idred. Elghty. Two. and. 40/100-co-sees
				May Two and AD/100m normanicollars on
				e final payment of principal and interest, if not cooner paid.
to accented and nubar	d interest on the Christianing	cipal balance and the tem	sinder to principal, the	f the indebtedness evidenced by said note to be applied first portion of each of said installments constituting principal, to
the extent not paid +	then due, to bear interest aff	ter the date for payment	thereof, at the rate of	17 per cent per annum, and all such payments being
made payable at noider at the nate m.	LEVCO FINANCIAL.	SERVICES, INC.	riber provides that at th	or at such other place as the legal election of the legal holder thereof and without notice, the
principal sum remain	sing unpaid thereon, togethe	ith accrued interest th	ereon, shall become al (ince due and pasable, at the place of pasment aforesaid, in:
and continue for thre	e days in the performance of	and other agreement con	tained in this Trust Doc	idance with the terms thereof or in case detault shall occur d fin which event election may be made at any time after the
expiration of said the protest	ee days, without notice), and	d (nat all pretter thereto	iaverally waive presentr	nent for payment, notice of dishonor, profest and notice of
The bearing of the second second	in and saths Fruit Dand and	t the new we core of the co	STANDARD BOOK SALAMMENT	accordance with the terms, provisions and limitations of the sherein contained, by the Mortgagors to be performed, and
niso in consideration	of the sum of One Dollar in	n hand paid, the receipt	whereof is hereby ackn	owledged. Mortgagors by these presents CONVEY AND
MAKKANI unio in	ie i rustee, its or his successor	ori and arriging the todo	ea isen Georgesen university (CE	owledged. Mortgagors by these presents CONVEY AND late and all of their estate, right, title and interest therein. COOK
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				ncipal Moridian in
	ounty, Illinots,			in particular in
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			///	94735109
	erry hereinafter described, is ate_Index_Number(s):		provinces.	
	Estate: 217 LeMoyn		oak Park, II.	
Address of Real	FRISIG. TTATEGEORY	IG PRWY	ak Park, IL	
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UNOFFICIAL COPY THE FOLLOWING ARE THE COVENANTS, CONDITIONS AND PROVISIONS REPERFED TO ON PAGE 1 (THE HESE SIDE OF THIS FRUST DEED) AND WHICH FORM A PART OF THE TRUST DEED WHICH THERE BEGING.

- 3. Morigagors shall (3) happisaid 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 mechanics firms or liens in favor of the United States or other liens or claims for lien hot expressly subordinated to the ken hereof. (4) pay when due any indebtedness which may be secured by a lien or chalge 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, the 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. Addingagors stall pas before any penalty attaches all general taxes, and shall pay special taxes, special assessments, water charges, sawer 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 Mossgagors shall pay in 1015 under profess, in the manner provided by statute" any tan of assessment which Mortgagors may desire to contest
- A Storigagors shall keep all buildings and improvements now or hereafter situated on said premises institled against loss or damage os fire, lightning and windstorm under policies providing for payment by the insurance companies of moness sufficient either to pay the cost of replacing or repairing the same or to pay in full the indehedness secured hereby all in companies satisfactory to the holders of the noise unite insurance policies payable in case of loss or damage, to Ecusive for the benefit of the holders of the noise, such rights to be evidenced by the standard more gage clause to be attached to each policies, and shall deliver all policies, including additional and renewal policies, to holders of the noise 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 themsin, Trustee of the holders of the note may, but need not, make any payment or perform any act hereintectore required of Morgagors 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 from or other prior tien or title or claim thereof, or redeem term any tax sale or forfeiture affecting and premises or consist any tax or asteriment. All moneys paid for any of the judgment disciplination and all expenses paid for any of the more appearance of the including reasonable altorneys fees, and any other moneys advanced by Trustee of the holders of the more gazed premises and the lien hereof, plus reasonable is impensation to Trustee for each mainter concerning which action herein authorized may be taken, shall be so much additional indebtedness secured hereby and shall become immediaters due and payable without notice and withinterest thereon at the rate of time per cent per annum. Inaction of I make of holders of the note shall never be considered as a more of any term accommend on them on account of any stept in contraction of I make of holders of the note shall never be considered as a more of the note of the note of any term from the more accounted. wan er of any right account of the mon account of any default bereunder on the part of Mortgagors
- The Trustee of the holder of the note hereby secured making any payment hereby authorited relating to taxes of assessments, may be 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 Morigagors shall pay each 10m 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 Morigagors, 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 passable 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 Morigagors
- When the indebtedness hereby secured 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 tien hereof and also shall have all other rights provided by the laws of Illinois for the enforcement of a mortgage debt. In any state to directose the tien hereof, 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 alterness. Trustee's fees, appraises a fees, outlays not documentary and expense evidence, stenographers' charges, publication costs and costs which may be estimated as to items to be expended after intriviol the decrees of procuring all such abstracts of title, title searches and examinations, guarantee policies. Torrens certificates, and similar doll 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 existence to holders at any sale which may be had pursuant to such decree the title condition of the title to or the value of the premises. In addition, all all penditures and expenses of the nature in this paragraph mentioned shall become so much additional indebtedness secured hereby and immediately are and passable, with interest thereon at the late of nine per cent per annum, when proceedings, to which either of them shall be a party either as plaintiff, the mann or defendant by reason of this Trust Deed or any indebtedness thereby secured, or this preparations for the defense of any further as plaintiff, the mann or defendant by reason of this Trust Deed or any indebtedness thereby secured, or this preparations for the defense of any further as plaintiff, and mann or defendant by reason of this Trust Deed or any indebtedness thereby secured. Or the preparations for the defense of any threatened suit or proceedings, which might affect the premises or the
- 8. The proceeds of any foreclosure sale of the premises shall be distributed rid applied in the following order of priority. First, on account of an costs and expenses incident to the foreclosure proceedings, including all succepts a sale mentioned in the preceding paragraph hereof, second, all other items which under the terms hereof constitute secured indebtadness additional to that evidenced by the note hereby secured, with interest thereon as herein provided, third, all principal and interest remaining unpaid, but th, any overplus to Mortgagors, their here, legal representatives or assigns as their rights may appear
- 9. Upon or at any time after the filing of a complaint to foreclose this Trust Deed, the Crust n which such complaint is filed may appoint a receiver of said premises. Such appointment may be made either before or after sale, without rotice, without regard to the solvency of insolvency of Mortgagors at the time of application for such receiver and without regard to the then value of the premises or whether the same shall be then on upied as a homestead or not and the Trustee hereunder may be appointed as such receiver. Supplications which 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 statutors period for redemption, whether there be redemption or not, as well as during any further times which have powers of a unit 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 profession, control, management and operation of the premises during the whole of said writed. The Court from time to time mas authorize the receiver to apply the net income in his hands in payment in whole or in part of (1) The indefinitions secured hereby, or by any decree foreclosing this Trust Deed, or any tax, special assessment or other lien which may be or become supprior 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 Devo or of any prevision, hereof shall be subject of any cerense which would not be good and available to the party interposing same in an action at law upon the note hereby secured.
- Trustee or the holders of the note shall have the right to inspect the premises at all reasonable times and acress thereto shall be permitted for that ourpose.
- 12 Trustee has no duty to examine the title, location, existence, or condition of the premises, nor shall Trustee to obtested to record this Trust Deed or to exercise any power herein giver unless expressly obligated by the terms hereof, nor be liable for an accis or omissions hereingfer, except in case of his own gross negligence or misconduct or that of the agents or imployees of Trustee, and he may impure 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, with successor trustee may accept as the penjine noise herrin described any note which bears a certificate of identification purporting to be crecuted by a prior trustee nereunder or which conforms in substance with the description herein contained of the truncipal note and which purports to be excluded as certificate on any institutent identifying same as the principal note described herein, he may accept as the genuine principal note described herein, he may accept as the genuine principal note 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.
 - 34. Truster 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.

14. This Trust Deed and all provisions hereof, shall extend to and be binding upon Mortgagors and all persons claiming under or through Stortgagors, 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
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OR THE PROTECTION OF BOTH THE BORROWER AND	identified herewith under Identification No
ENDER. THE NOTE SECURED BY THIS TRUST DEED	
HOULD BE IDENTIFIED BY THE TRUSTEE. BEFORE THE	
RUST DEED IS FILED FOR RECORD	
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