TRUST DEED

CITIC Trust Deed 7 Individual Mortgagor One Instalment Note Interest Included in Payment USE WITH CTTC NOTE 7 Form 807 R.1/95

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DEPT-01 RECORDING

\$27.50

T#0001 TRAN 3621 04/25/96 14:28:00

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COOK COUNTY RECORDER

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This trust deed consists of four pages (2 sheets 2 sides). The covenants, conditions and provisions appearing on subsequent pages are incorporated herein by reference and are a part hereof and shall be binding on the mortgagors, their heirs, successors and assigns.

THIS INDENTURE, made April VALERIE LORENZO, his wife, ----

herein referred to as "Mortgagors" and CHICAGO TITLE AND TRUST COMPANY, an Illinois corporation doing business in Chicago, Illinois, herein referred to as TRUS IEE, witnesseth:

THAT, WHEREAS the Mortgagors are justly indepted to the legal holders of the Installment Note hereinafter described, said legal holder or holders being herein referred to as Holders C. The Notes, in the Total Principal Sum of ONE HUNDRED TWENTY \$125,000 DOLLARS, evidence by one certain FIVE THOUSAND-

Installment Note of the Mortgagors of even date herewith, v., de payable to THE ORDER OF BEARER

and delivered, in and by which said Note the Mortgagors promise to pay the said principal sum and interest from the date hereof----on the balance of principal remaining from time to time unpaid at the rate of six (6) per cent per Dollars or more on the 1 day of annum in installments (including principal and interest) as follows: \$750.00

June, 1996---- and \$750.00----- Dollars or more on the 1st day of each month---- thereafter until said note is fully paid except that the final proment of principal and interest, if not sooner paid, shall All surb payments on account of the indebtedness evidenced day of May, 2001.---by said note to be first applied to interest on the unpaid principal balance and the remainder to principal; provided that each installment

unless paid when due shall result in liquidated damages of:

XXXXXXXXXXXXEBCEPADAGGKAGGKAGAKAGXMIONAHRA SXXKGGNAXO

NO LIQUIDATED DAMAGES FOR LATE PAYMENT,

and all of said principal and interest being made payable at such banking house or trust company in Melrose Park , Illinois, as holders of the notes may, from time to time, in writing appoint, and in the absence of such appointment, then at the office of

ROSEBUD INDUSTRIES----NOW, THEREFORE, the Mortgagors to secure the payment of the said principal sum of money and said interest in accordance with the terms, provisions and limitations of this trust deed, and the performance of the covenants and agreements havin contained, by the Mortgagors to be performed, and also in the consideration of the sum of One Doilar in hand paid, the receipt whereof is hereby acknowledged, does by these presents CONVEY and WARRANT unto the Trustee, its successors and assigns, the following described Real Estate and all of its estate, right, title and interest therein, situate, lying and being in the, COUNTY OF COOK AND STATE OF ILLINOIS, to wit:

Lots 21 and 22 in Wolf's Subdivision of Lot"F" in Melrose, a Subdivision of Lots 3, 4 and 5 in Subdivision of the South 1/2 of Section 3 and all of Section 10, Township 39 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois. PARCEL 2: The West 63 feet of Lots 1 and 2 in Block 28 in Henry Ulrich's Pioneer Subdivision of Lot 2 and the South 1/2 of Section 3 and that part of Section 10, Township 39 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

PINS: 15-03-419-024 AND 15-03-419-028

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which with the property hereinafter described screen at to here it as the "free ises," TOOBTHER with all improvements, tenements, casements, fixtures and appartenance, the two beinging, and all rents, issues and profits thereof for so long and during all such times as Mortgagors may be entitled thereto (which are pledged primarily and on a parity with said real estate and not secondarily), and all apparatus, equipment or articles now or hereafter therein or thereon used to supply hear gas, air conditioning, water, light, power, refrigeration (whether single units or centrally controlled), and ventilation, including (without restricting the foregoing), screens, window shades, storm doors and windows, floor coverings, inador beds, awnings, stoves,

All of the foregoing are declared to be a part of said real estate whether physically attached thereto or not, and it is agreed that all similar apparatus, equipment or articles hereafter placed in the premises by the mortgagors or their successors or assigns shall be

TO HAVE AND TO HOLD the premises unto the said Trustee, its successors and assigns, forever, for the purposes, and upon the uses considered as constituting part of the real estate. and trusts herein set forth, free from all rights and benefits under and by virtue of the Homestead Exemption Laws of the State of Illinois, which said rights and benefits the Mortgagors do hereby expressly release and walve.

Witness the hand and seal of Mortgagors the day and year first above written.

11.000						
WITNESS the hand and s	of Mortgagors th	e day and year first	above written.	. 1 %	ingo	[SEAL]
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SEBASIDAN LO	CITIENT	(OF AT 1				(SEAL)
		[SEAL]	. Harlem, R	iverside,	IL 60546	
PREPARED BY:	KURT HEEKWAC	EN, 2914 S	. Hariem, N			
STATE OF ILLINOIS	SS	0,5				
County of Cook			Notary Public in	and for the resi	ding in said Coun	ity, in the state
I, the undersig	ned,	SEBASTIAN I	ORENZO, JK.	, and vital		
wife,			urio (4) subscribed legion and delivered t			
who personally known u	becomed that t	hev signed, se	glad and delivered t	he said instrumen	11 113	
this day in person and ac	KIMMIGUSCO OUT	ein set forth.	9,.1			
voluntary act, for the us	es and purposes upon	day of .	Aprilo 1	996.		
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Notary Public		,		(0,		

THE COVENANTS, CONDITIONS AND PROVISIONS PREVIOUSLY REFERRED TO ARE:

1. Mortgagors shall (a) promptly repair, restore and rebuild any buildings or improvement; now or hereafter on the premises which may become damaged or be destroyed; (b) keep said premises in good condition and repair, without waste, and free from mechanic's or other liens or claims for lien not expressly subordinated to the lien hereof; (c) 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, (d) complete within a reasonable time any building or buildings now or at any time in process of erection upon said premises; (e) comply with all requirements of law or municipal ordinances with respect to the premises and the use thereof; (f) make no material alterations in said premises except as required by law or municipal ordinance.

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 charges against the premises when due, and shall, upon written request, furnish to Trustee or to holders sewer service charges, and other charges against the premises when due, and shall, upon written request, furnish to Truste of the notes duplicate receipts therefor. To prevent default hereunder Mortgagors shall pay in full under protest, in the manner provided of the notes duplicate receipts therefor. To prevent default hereunder Mortgagors shall pay in full under protest, in the manner provided of the notes duplicate receipts therefor.

3. Mortgagors shall keep all buildings and improvements now or hereafter situated on said premises insured against loss or damage by by statute, any tax or assessment which Mortgagors desire to contest. fire, lightning or windstorm (and flood damage, where the lender is required by law to have its loan so insured) 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 notes, under insurance policies payable, in case of loss or damage, to Trustee for the benefit of the holders of the notes, 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 notes, 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 notes, or of any of them, 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

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by unity sall or forfaiture afforming said premises or contest any tax or assessment. priorities of the or claim mercol, of redeem some any tax sales of the fine of the connection therewith, including a line of the purposes herein authorized and all expenses part is included in connection the mortages. alloways' fees, and any other moneys advanced by Trustee or the holders of the notes, or of them to protect the mortgaged premises and the lien hereof, plus reasonable compensation to Trustee for each matter concerning which action herein authorized may prior the or title or claim thereof, or rede be taken, shall be so much additional indebtedness secured hereby and shall become immediately due and payable without notice and with interest thereon at a rate equivalent to the highest post maturity rate 30t forth in the notes occurring this trust deed, if any, otherwise the highest pre maturely rate set forth therein. Inaction of Trustee or holders of the notes shall never be considered as a

5. The Trustee or the holders of the notes hereby secured making any payment hereby authorized relating to taxes or assessments, waiver of any right accruing to them on account of any default hereunder on the part of the Mongagors. may do so according to any bill, statement or estimate procured from the appropriate public office without injury 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 bereof. At the option of the holders of the principal notes, or any of them, and without notice to Mortgagors, all unpaid indebtedness secured by this Trust Deed shall, notwithstanding anything in the principal notes or in this Trust Deed to the contrary, become due and payable (a) immediates in the case of default in making payment of any of the principal notes, or (b) when default shall occur and continue for three days in the payment of any interest or in the performance of any other agreement of the Mortgagors herein contained.

7. When the indebtedness hereby secured shall become due whether by acceleration or otherwise, holders of the notes, or any of them, or Trustee shall have the right of foreclose the lien hereof. In any suit to foreclose the lien 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 behulf of Trustee or holders of the notes, or any of them, for attorneys' fees, Trustee's fees, appraiser's fees, outlays for documentary and expert evidence, stenographers' charges, 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 similar datu and assurances with respect to tile as Trustee or protects of the notes, or any of them, may deem to be reasonably necessary either to prosecute such suit 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. All expenditures and expenses of the nature in this paragraph mentioned shall become so much additional indebtedness secured hereby and immediately due and provible, with interest thereon at a rate equivalent to the highest post maturity rate set forth in the notes securing this trust deed, if any, other wise the highest pre maturity rate set forth therein, when paid or incurred by Tristee or holders of the notes in connection with (a) any proceeding including probate and hankruptcy proceedings, to which either of the chall be a note without an allowed and defendent by the chall be a note without an allowed and defendent by the chall be a note without an allowed and defendent by the chall be a note without an allowed and defendent by the chall be a note without an allowed and defendent by the chall be a note without an allowed and defendent by the chall be a note without an allowed allowed an allowed allowed an allowed an allowed an allowed an allowed allowed an allowed allowed an allowed allowed an allowed allow them shall be a party, either as plaintiff, claimant or defendant, by common of this trust deed or any indebtedness hereby secured; 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; or (c) preparations for the defense of any threatened su to proceeding which might affect the premises or the security

8. The proceeds of any foreclosure sale of the premises shall be distributed and applied in the following order of priority: First, on a. The process of any reconsule same of the premises shall be distributed as a approach in the recoding account of all costs and expenses incident to the foreclosure proceedings, including all such items as are mentioned in the preceding account of all costs and expenses incident to the foreclosure proceedings, including all such items as are mentioned in the preceding account of all costs and expenses incident to the foreclosure proceedings, including all such items as are mentioned in the preceding account of all costs and expenses incident to the foreclosure proceedings, including all such items as are mentioned in the preceding account of all costs and expenses incident to the foreclosure proceedings, including all such items as are mentioned in the preceding account of all costs and expenses incident to the foreclosure proceedings, including all such items as are mentioned in the preceding account of all costs and expenses incident to the foreclosure proceedings, including all such items as are mentioned in the preceding account of all costs and expenses incident to the foreclosure proceedings, including all such items as are mentioned in the preceding account of the foreclosure proceedings. paragraph hereof; second, all other items which under the terms hereof constitute secured indebtedness additional to that evidenced by hereof, whether or not actually commenced. the principal notes with interest thereon as herein provided; third, all principal and ir crest remaining unpaid on the principal notes

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 bill to foreclose this trust 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 the Mortgagors at the time of application for such receiver and without regard to the then value of the premises of 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 the power to collect the rents, issues and profits of said premises during the pendency (suc) foreclosure suit and, in case of a sale and a deficiency, during the full statutory period of redemption, whether there be redemption or any and a sale and a deficiency during the full statutory period of redemption, whether there is redemption or any and a sale and a deficiency during the full statutory period of redemption, whether there is redemption or any and a sale and a deficiency during the full statutory period of redemption, whether there is redemption or any and a sale and a deficiency during the full statutory period of redemption. any further times when Mortgagors, except for the intervention 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 protection, possession, control, management, and operation of the premises during the whole of 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: (a) The indebtedness secured hereby, or by any decree foreclosing this trust deed, or any tax, special assessment or other lien which may be or become superior to the lien hereof or of such decree, provided such

10. No action for the enforcement of the lien or of any provision hereof shall be subject to any defense which would not be good and application is made prior to foreclosure sale; (b) the deficiency in case of sale and deficiency.

11. Trustee or the holders of the notes, or of any of them, shall have the right to inspect the premises at all reasonable times and available to the party interposing same in an action at law upon the notes hereby secured.

12. Trustee has no duty to examine the title, location, existence, or condition of the Premises, or to inquire into the validity of the signatures or the identity capacity, or authority of the signatories on the note or tire trust deed, nor shall Trustee 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 access thereto shall be permitted for that purpose. omissions hereunder, except in case of its own gross negligence or misconduct or that of the agents or employees of Trustee, and it

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

Proberty or Cook County Clerk's Office

iled in the office of the Recorder of Registrat Tites (nythick this instrument in Trust hereunder shall have the identical title, powers and authority as are herein all extend to the be binding upon Mortgagors and all persons claiming under or hen used herein shall include all such persons and all persons liable for the payment not such persons shall have executed the principal notes or this Trust Deed.

ccessor shall receive for its services a fee as determined by its rate schedule in effect sor shall be entitled to reasonable compensation for any other act or service performed

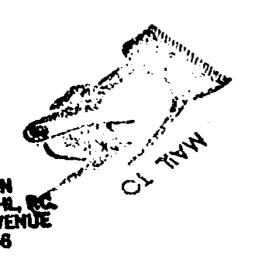
of the State of Illinois shall be applicable to this trust Deed.

789772 identification No.

CITICAGO TITLE AND TRUST COMPANY, TRUSTEE

Assistant Vice President, Assistant Secretary.

C004 Cc or One Instalment Note Interest Included in Payment, Use with CTTC Note 7. Clort's Offic



FOR RECORDER'S I PURPOSES INSERT ST ADDRESS OF A DESCRIBED PROPERTY

1217 North 13th Avenue Melrose Park, Illinois 601

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