TRUST DEED (Hillingis)
For use with Note Form 1448
(Monthly payments including interest)

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	ENTURE, made .	July 11		19 <u>85</u> 5ec	James H		nd Barbara J		
wife Colonia	I Bank and	rust Compai	ny or Chicaç	<u>)0</u>			herein referred to	as tyroropus	77. IDG
recorded fire	red to as "Truste stailment Note," o	if even date here	ewith executed by	.Morteagors.	, made payable	CO APPLET	and the second second	pal promisso	ry note.
Colonia	1 Bank and T	rust Compar	ny of Chicag	p assign	ed by Affor	dable Cor	nstruction		
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- t. Mortgagors shall (1) keep said premises in sood education and repair, without waste: (2) promptly repair, restore, or retuild 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 noiders of the note: 15) complete within a reasonable time any building or 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 noiders 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 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 Mortgagors shall pay in full under protest, in the manner provided by statitte, 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 indeptedness secured hereby, all in companies satisfactory to the holders of the note, under insurance policies payable, 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 bereinbefore 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 prior lien 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 and with interest thereon at the rate of eight per cent per annum. Inaction of Trustee or holders of the note shall never be considered as a waiver of any right accruing to them on account of any default hereunder on the part of Mortgagors.
- 5. The Trustee or the orders 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 inquiry into the accuracy of such bill, statement or estimate or into the validity of any tax, assessment, sale, forfeiture, tax lies or tide or claim thereof.
- 6. Mortgagors shall pay each term 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 Mortgagors, all unpaid indeptedness 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 shall occur and continue for three days in the performance of any other agreement of the Mortgagors.
- 7. When the indebtedness hereby secures 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 lien hereof, there shall have all other rights provided by the laws of Illinois for the enforcement of a mortgage det a 11 any suit to foreclose the lien hereof, there shall be allowed and included as additional indebtedness in the decree for sale all expenditures up a spenses which may be paid or incurred by or on benalf of Trustee or holders of the note for attorneys' lees. Trustee's lees, appraiser's fees, outly a for documentary and expert evidence, stenographers' charges, publication costs and costs (which may be estimated as to items to be extended after, entry of the decree) of procuring all such abstracts of title, title searches and examinations, guarantee policies. Torrens certificates, and similiar data and assurances with respect to title as Trustee or holders of the tote may deam to be reasonably necessary either to proceeding such a suit or o evidence to indense at any sale which may be had pursuant to such decree the true concerns on the title to or the value of the premises. In addition, all expenditures and expenses of the nature in tims paragraph mentioned shall become so much additional indeptedness secured hereby and two finalety due and payable, with interest thereon at the rate of eight per dent per annum, when paid or incurred by Trustee or holders of the not; no cranection with (a) any action, suit or proceeding, including but not limited to proceedings, to work the order of them it all our annection with (a) any action, suit or proceeding, to work the premarkation of the foreclosure hereof after accrual of such right to foreclose whether or not accusally commenced: or (b) preparations for the commenced suit or proceeding which might affect the premarks or the security hereof, whether or not accusally commenced.
- 3. The proceeds of any foreclosure sale of the premises shall be distributed and applied in the following order of priority: First, on account of all costs and expenses incident to the foreclosure proceedings, including all surn items as are menuoned in the preceding paragraph hereof: second, all other items which under the terms hereof constitute secured indeptedness additional to that evidenced by the note hereby secured, with interest thereon as herein provided; third, all principal and interest remaining ultra-d'opposite 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 Trust Deed th. 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 or insolvency of Mortgagors at the time of application for such receiver and without regard to the their value 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 rent 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 statutory period for redemption, whether there be redemption or not, as well as during any further time. Who Mortgagors, except for the intervention of such receiver, would be entitled to collect such rents, issues and profits, and all other powers which read to home such rents, issues and profits, and all other powers which read to entitled to collect such rents, issues and profits, and all other powers which read to be necessary or are usual in such cases for the protection, possession, control, management and operation of the premises during the whole of sale necessary or are usual in such cases for authorize the receiver to apply the net income in his hands in payment in whole or in part of: (1) the ir aebtedness secured hereby, or by any decree foreclosing this Trust Deed, or any tax, special assessment or other lien which may be or become more 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 Deed or of any provision hereof shall be suited 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.
- Trustee or the holders of the note shall have the right to inspect the premises at all reasonable times and a cess thereto shall be permitted (or that purpose,
- 12. Trustee has no duty to examine the title, location, existence, or condition of the premises, nor shall Trustee he foligated to record this Trust Deed or to exercise any power herein given unless expressly obligated by the terms hereof, nor be liable let ray acts or omissions hereunder, except in case of his own gross negligence or misconduct or that of the agents or employees of Trustee, and he may require indemnities satisfactory to him before exercising any power herein given.
- 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 his Trust Deed has been fully paid: and Trustee may execute and deliver a release hereof to and at the request of any operson 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, such 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 hereunder or which conforms in substance with the description herein contained of the principal note of the principal note herein described any note which may be presented as the makers thereof; and where the release is requested of the original trustee and he has never executed a certificate on any instrument identifying same as the principal note described herein, he may accept as the genuine 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 designated 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 destin, resignation, inability or refusal to act, the then Recorder of Deeds of the country in which the premises are situated shall be executed to and some principal in acts hereofers shall have the identical title, powers and such or the principal in the principal in the principal in the country of a certificate in successor in Trust Any Successor in Trust here under shall have the identical title, powers and the he

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igenspierewith Weder Identification No. CO FOR THE PROTECTION OF BOTH THE BERROWER LENGER OTHE NOTE SECURED BY THIS TRUST SHOULD WE HOENTIFIED BY THE TRUSTEE BEFORE TRUST DEED SFILED COR RECORD. ~~3 Trustee

comments of a special party