TRUST DEED (ILLINOIS)
For Use With Note Form 1448

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[Nonthly Payments Including Interest)

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THIS INDENTINE most. December 30 was 10 86.	principal de la companya del companya del companya de la companya
THIS INDENTURE, mad: December 30 19 00 19	[4] A. Sandard, J. Sandardson, Phys. Lett. B 48, 120 (1997). [5] A. Sandardson, Phys. Rev. Lett. B 59, 120 (1997).
1	 And the property of the second of the second
his wife	The state of the s
3253 S. Avers Chicago, Illinois 60623	
(NC AND STREET) (COMMERCIAL National herein referred to as "Mortgagors," and	The second secon
Bank of Chicago	The first of the second of the
(NO AND STATEST) (CITY) (STATE)	
herein referred to as "Trustee," witnesseth: That Whereas Mortgagors are justly indebted to the legal holder of a prim ipal promissory note, termed "Institutionent Note," of even date	The Above Space For Recorder's Use Only
herewith, executed by Managors, made payable to Beaus and the long the principal sum of the Payable in the payable to Beaus and the payable is the payable to Beaus and the payable is the payable to Beaus and the payable is the payable in the payable in the payable in the payable is the payable in the paya	hundred fifty and 45/100
Dollars, and interest from first payment on the balance of principal remainer and interest from first payment on the balance of principal remainer and interest to be payable in installments as follows: ninet	v one and 95/100
Dollars on the <u>due</u> day of <u>Bach month</u> , 1907, and <u>namety one</u> a	Ind 93/100 Dollars on
the <u>same</u> day of each appliedly wonth thereafter until said note is fully paid, except that shall be due on the <u>due</u> day o <u>lastmonth</u> , 192, all such payments on account	and the state of t
to accrued and unpaid interest on the apd principal balance and the remainder to principal; if	he portion of each of said installments constituting principal, to
shall be due on the unue day of 143 cmollectricity, 1941, all such physicals an account to accrued and unpand interest on the unpublished balance and the remainder to principal; if the extent not paid when due, to hear interest after the date for payment thereof, at the rate of made payable atCorimercial National Bank of Chicag	or at such other place as the begal
holder of the note may, from time to time, in writing appoint, which note further provides that a principal sum remaining unpoid thereon, togethe, with accrued interest thereon, shall become	t the election of the legal holder thereof and without notice, the at once due and payable, at the place of payment aforesaid, in
ease default shall occur in the payment, when due, of an installment of principal or interest in as and continue for three days in the performance of any other agreement contained in this Trust Dexploration of said three days, without notice), and that all pacties thereto severally waive presentest.	ecordance with the terms thereof or in case default shall occur leed (in which event election may be made at any time after the
NOW THEREFORE, to secure the payment of the salf primitipal sum of money and interes above mentioned note and of this Trust Deed, and the performance of the covenants and agreem	at in accordance with the terms, provisions and limitations of the
also in consideration of the sum of One Dollar in hand paid, the receipt whereof is hereby at WARRANT unto the Trustee, its or his successors and assigns, the following described Real	cknowledged, Mortgagors by these presents CONVEY AND. Estate and all of their estate, right, title and interest therein.
situate, lying and being in the City of ChicagoCOUNTY OF	COOK AND STATE OF ILLINOIS, to wit:
Lot 68 in Edwin R.Fay's 31st Street Resubdi	vision of part of the NW% of
the NW% of Section 35, Township 39N. Range 1	3, East of the Third Principal
Meridian, in Cook County Illinois.	
Torrens Certificate #1437662	
which, with the property hereinafter described, is referred to herein as the "premises,"	
Permanent Real Estate Index Number(s): 16-35-111-018 CA	
Address(es) of Real Estate: 3253 S. Avers Chicago	
TOGETHER with all improvements, tenements, easements, and appurtenances thereto be during all such times as Mortgagors may be entitled thereto (which rents, issues and profits are secondarily), and all fixtures, apparatus, equipment or articles now or hereafter therein or their and air conditioning (whether single units or centrally controlled), and ventilation, including awnings, storm doors and windows, floor coverings, inador beds, stoves and water henters. A mortgaged premises whether physically attached thereto or not, and it is agreed that all building articles hereafter placed in the premises by Mortgagors or their successors or assigns shall be in TO HAVE AND TO HOLD the premises unto the said Trustee, its or his successors and herein set forth, free from all rights and benefits under and by virtue of the Homestead Exemp Mortgagors do hereby expressly release and wave. The name of a record owner as: Luis F, Estrada and Josef	pledged primar by old on a parity with said real estate and not con used to supply beat, gas, water, light, power, refrigeration ((without restricting the foregoing), screens, window shades, all of the foregoing a electored and agreed to be a part of the sund additions and all sir dar, or other apparatus, equipment or it of the mortgaged pie uses assigns, forever, for the part of the said rights and benefits and Estrada
This Trust Deed consists of two pages. The covenants, conditions and provisions appearing herein by reference and hereby are made a part hereof the same as though they were here s	on page 2 (the reverse sine of this trace. O sed) are incorporated of our in full and shall be binding on Nortgugors, their heirs,
witness the hands and seals of Mortungors the day and year first bove written.	
PLEASE LUIS F. Estrada (Seal)	Seappana Estrada (Seal)
PRINT OR TYPE NAME(S)	The state of the s
BELOW SIGNATURE(S) (Seal)	(Seal)
Cook	
State of Illinois, County of COOK in the State aforesaid, DO HEREBY CERTIFY that LUIS ESTRADA, his wife	
IMPRESS SEAL SEAL HERE appeared before me this day in person, and acknowledged that \$\sqrt{\sq}}}}}}}}\sqrt{\sqrt{\sq}\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sq}}}}}}}}}}}}}}elingerignt{\sqrt{\sq}}}}}}}}}}}}}}}}}}}}}}}}}}}}}}	ne Sare subscribed to the foregoing instrument,
right of homestead.	
Given under my hand and official seal, this 30th day or December My Profiles Sept 195, 1997	ber 19 86
This instrument was prepared by Adele Angarola 1918 Main S	treet Melrose Park, 1111nois
(NAME AND ADDRESS) Mail this instrument to Commericial National Bank of Chi	cago - Free Color Caracteria Zanta
1800 N. Western Avenue Chciago	Illinois 60625 (STATE) (ZIP CODE)

- THE FOLLOWING ARE THE COVENING CONDITIONS ASD PROVISIONS REFERRED TO DIVAGE 1 (THE REVERSE SIDE OF THIS TRUST DEED) AND WHICH WART OF THE TRUST LEED WHICH THERE SEGINS:

 1. Mortgagors shall (1) keep said 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 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 holders of the note; (5) complete within a reasonable time any 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 holders 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 statute, 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 indebtedness 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 a thinterest therein at the rate of nine per cent per annum, Inaction of Trustee or holders of the note shall never be considered as a waiver of any right accroing to them on account of any default hereunder on the part of Mortgagors.
- 5. The Trustee or the holders 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 produced from the appropriate public office without inquiry into the accuracy of such bill, statement or estimate or into the talk ity of any tax, assessment, sale, forfeiture, tax lien or title or claim thereof.
- 6. Mortgagors shall pay cach tem 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 indebtedness 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 have a posterior of the contrary. herein contained.
- 7. When the indebtedness hereby smared 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 hive the right to foreclose the lien hereof and also shall have all other rights provided by the laws of Illinois for the enforcement of a mortgage d bt leany 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 behalf of Trustee or holders of the note for attorneys' fees, Trustee's fees, appraiser's fees, outlays for focumentary and expert evidence, stenographers' charges, publication costs and costs (which may be estimated as to items to be expended a tere intry of the decree) of procuring all such abstracts of title, title searches and examinations, guarantee policies. Torrens certificates, and similar data 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 avidence to bidders at any sale which may be had pursuant to such decree the true come so much additional indebtedness secured hereby and immediates and expenses of the nature in this paragraph mentioned shall become so much additional indebtedness secured hereby and immediates and payable, with interest thereon at the rate of nine per cent per annum, when paid or incurred by Trustee or holders of the note in connection with (a) any action, suit or proceeding, including but not limited to probate and bankrupter proceedings, to which either of them shall be a party, either as plannam or defendant, by reason 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 suit or proceeding, but of such right to foreclose whether or not actually commenced; or
- 8. 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 such items as are mentioned in the preceding paragraph hereof; second, all other items which under the terms hereof constitute secured indebted less additional to that evidenced by the note hereby secured, with interest thereon as herein provided; third, all principal and interest remaining uspect 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 complaint to fercelose this Trust Deed, the 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 then 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. Steh receiver shall have power to collect the rents, issues and profits of said premises during the pendency of such foreclosure suit and, in case of resale and a deficiency, during the full statutory period for redemption, whether there be redemption or not, as well as during 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 priod. 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: (1) The indebtedness secured hereby, or by any decree foraclosing this Trust Deed, or any tax, special assessment or other lien which may be or become soferior 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 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. Trustee or the holders of the note shall have the right to inspect the premises at all reasonable time, and access thereto shall be permitted for that purpose.
- 12. Trustee has no duty to examine the title, location, existence, or condition of the premises, nor shall Trust e 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 omissions hereunder, except in case of his own gross negligence or misconduct or that of the agents or employees of Trustee, and he was a require 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, such successor trustee may accept as the genuine note herein described any note which heart a certificate of destribution perporting to be executed by a prior trustee hereunter or which conforms in substance with the description herein confained of the principal note and which purports to be executed by the persons herein designated 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 death, resignation, inability or refusal to act of Trustee.

 been recorded or filed. In case of the death, resignation, inability or refusal to act, the then Recorder of Dieds of the county in which the premises are situated shall be second Successor in Trust. Any Successor in Trust bereunder 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.

15. This Trust Deed and all provisions hereof, shall extend to and be binding upon Mortgagors and all persons claiming under or through Mortgagors, 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	Thave executed the principal note, or this Trust Deed.
M	κ :
IMPORTANT L'S	The Installment Note mentioned in the within Trust Deed has been
FOR THE PROTECTION OF BOTH THE BURROWER AND	identifie herewith under Identification No.
LENDER, THE NOTE SECURED BY THEOTRUST DEED	
SHOULD BE IDENTIFIED BY THE TRUSTEF, BEFORE THE TRUST, DEED IS FILED FOR RECORD.	
Signal Co	Trustee
5 10/2 10 10 10 10 10 10 10 10 10 10 10 10 10	(C)
THO MO	