TRUST DEED (Illinois) For use with Note Form 1446 Uponthly payments including interes	FFICIA	L. COF		
	3615605			
THIS INDENTURE, made May 14,	19.87 . he	•	r Recorder's Use Only ENTENO AND MARIA E.	CENTENO
V(Married to each other). AS.JQINT	TENANTS WITH RIC	CHT OF SURVIYOR	SILLP herein referred to as	"Mortgagors," and
Devon Bank, an Illinois Banking herein referred to as "Trustee," witnesseth: That, termed "Installment Note," of even date herewith	Whereas Mortgagors are	justly indebted to the	Jego hulder of a principal	promissory note,
and delivered, in and by which note Mortgagors profile the Thousand Ninety Two to on the balance of principal remaining from time to be payable in installments as follows: Two on the 19th, day of June	omise to pay the principa	i sum of Dollars, and	interest from May 14,	1987
on the balance of principal remaining from time to be payable in installments as follows:	lime unpaid at the rate limedred Seventy	Nine and 86/100	nt per annum, such principal	sum and interest
on the _19th, day of June	7 , and Two Hundr	ed Seventy Nine	and 86/100	Dollars
sooner paid, shall be due on the 19th day of by said note to be applied first to accrued and unp of said installments constituting principal, to the 13-2 per cent per annum, and all such payment	May, 19 aid intrest on the unpaid extent not paid when du	92; all such payme d principal balance and e, to bear interest after	ents on account of the indeb the remainder to principal; the the date for payment there	stedness evidenced ne portion of each of, at the rate of
ILLINOIS or a such other place as the legs at the election of the heal holder thereof and without become at once due and purable, at the place of paymor interest in accordance with the terms thereof or it contained in this Trust Deed of which event election parties thereto severally walve presentment for paying	il holder of the note may, it notice, the principal sum ent aforesaid, in case defai n case default shall occur in in may be made at any tin	from time to time, in was remaining unpaid there all shall occur in the pay and continue for three date the expiration of	riting appoint, which note fur con, together with accrued inte ment, when due, of any instal inys in the performance of any of said three days, without no	ther provides that treat thereon, shall Ilment of principal y other agreement
NOW THEREFORE, to ecure the payment of limitations of the above mentione to be and of the Mortgagors to be performed, and who in consider Mortgagors by these presents CONVITANT WARL and all of their estate, right, title and interest there	f the said principal sum to it. Trust Deed, and the peatinn of the sum of One RANT unto the Trustee.	of money and interest erformance of the cover EDollar in hand paid, its or his successors an	in accordance with the term mants and agreements herein of the receipt whereof is heret	contained, by the by acknowledged,
City of Chicago , cc	OUNTY OFCook		AND STATE OF II	LINOIS, to wit:
In H. B. Birkemeier's Subdiving of the South Half (1) of the E	non of the North	Three and One	Half (3½) acres	
East Quarter (‡) of Section 1,	Township 40 Nor	th, Range 13, E	ast of the Third	ట్ల
Principal Moridian.				3618009
BMO P.T.N.# 13-01-223-005 //	4	6141 N.	ARTESIAN J.L. 60659	50
P.I.N.# 13-01-223-005 // which, with the property hereinafter described, is n	oforeast to basely up the "	CHICHGO,	IL 60659	3
TOGITHER with all improvements, tenement so long and during all such times as Mortgagors musuld real estate and not secondarily), and all fixturgas, water, light, power, refrigeration and air conditions the foregoing, screens, window shades, aw of the foregoing are declared and agreed to be a pa all buildings and additions and all similar or other cessors or assigns shall be part of the mortgaged are	is, ensements, and a pulty be entitled thereto (w), es, apparatus, equipmer (litioning (whether single wings, storm doors and w rt of the mortgaged premi apparatus, equipment or emises.	enances thereto belongic ich rents, issues and pro o sticles now or here un'ss or centrally contro chalc we floor coverings ises whicher physically articles herenfter placed	ofts are pledged primarily and lafter therein or thereon used oiled), and ventilation, includ in inador beds, stoves and wa attached thereto or not, and in the premises by Mortgag	i on a parity with i to supply heat, iling (without re- ater heaters. All it is agreed that wors or their suc-
TO HAVE AND TO HOLD the premises unto and trusts herein set forth, free from all rights and said rights and benefits Mortgagors do hereby expr. This Trust Deed commits of two pages. The coare incorporated herein by reference and hereby are Mortgagors, their heirs, successors and assigns. Witness the hands and seals of Mortgagors the	o the said Trustee, its or in benefits under and by visessly release and walve, overants, conditions and punder a part hereof the a	rtue of the Tomestand I Provisions appear'. To on some as though they wa	Exemption Laws of the State of page 2 (the reverse side of	of Illinois, which this Trust Deed)
			a in E. Cente	
TYPE NAME(S)	. Centeno	(Seat) 7 m	Maria E. Centeno ···	COCHI)
BELOW BIGNATURE(5)				
State of Illinois, County ofCook	in the State aforesaid, E	I, the unders OO HERRBY CERTIF	signed, a Notary Public in and by that JUSE H. C.N.C.N. A S.WITH RIGHT OF SURVIVO	NO MARLA CENTINO
IMPREND SEAL	personally known to me	to be the same person	whose namesare	
HERE	edged that DDY signe	ed, sealed and delivered or the uses and purpose	before me this day in passo the said instrument are the in therein set forth including	eir the release and
Given under my hand and official seal, this.	14 <u>t</u> h	day of Ma	F1 406	2 19. 87.
Commission Papires My Commission Ellinas 5			4	Notary Public
_		ADDRESS OF PRO		
REPARED BY: VINCENT RACA		Ch. Laurence 1	rtesian Illinois 60659	8
MAIL TO: ADDRESS 6445 N. Western		MODA HYOMA BHT	MAN IN FOR STATISTICAL	SE CONTRACTOR
MAIE TOI ADDRESS 6445 N. Western	Ave	SEND SORREGORNE .	TAX BILLS TO:	
CITY AND Chicago, Illinois	ZIP CODE 60645		(Name)	DOCUMENT NUMBER
RECORDER'S OFFICE BOX NO			Address)	REAL

THE FOLLOWING ARE THE COVENANTS, CONDITIONS AND ERCYISIONS DESCRIBED TO ON FAGE 1 (THE REVERSE SIDE OF THIS TRUST DEED) AND WHICE AFORM BARE OF THE TRUST DEED WHICH THE REVEGINS:

1. Mortgagors shalt (1) keep said premises in good condition and repair, without wake. (2) promptly repair, restore, or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or he destroyed; (3) keep said premises free from mechanic's liens or liens in favor of the United States or other tiens 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 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 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 (ax 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 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 prior lien or title or claim thereof, or redeem from any tax sate 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, shalf be so much additional indebtedness secured hereby and shall become immediately due and payable without notice and with interest thereon at the rate of seven per cent per annum. Inaction of Trustee or holders of the note shall never be considered as a waiter of any right accruing to them on account of any default hereunder on the part of Mortgagors.

5. The Trustee or the folders of the note hereby secured making any payment hereby authorized relating to taxes or ussessments, may do so according to any bill, valement or estimate produced from the appropriate public office without inquiry into the accuracy of such bill, statement or estimate or into the rall lity 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 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 deray is half occur and continue for three days in the performance of any other agreement of the Mortgagors herein contained.

7. When the indebtedness hereby secred 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 and also shall have all other rights provided by the laws of Illinois for the enforcement of a morigage dibt. In any suit to foreclose the lien hereof, there shall be allowed and included as additional indebtedness in the decree for sale all expenditure. In expenses which may be paid or incurred by or on behalf of Trustee or holders of the note for attorneys' fees, Trustee's fees, outlays for documentary and expert evidence, stenographers' charges, publication costs and costs (which may be estimated as to items to be expended a fer entry 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 said or to reduce 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. In addition, all expenditures and expenses of the nature in this paragraph mentioned shall become so much additional indebtedness secured hereby and mine listely due and payable, with interest thereon at the rate of seven per cent per annum, when paid or incurred by Trustee or holders of the note of connection with (a) any action, suit or proceeding, Including but not limited to probate and bankruptey proceedings, to which either of them stall be a party, either as plaintiff, claimant or defendant, by reason of this Trust Deed or any indebtedness hereby secured; or (b) preparations for he 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 which might affect the premises or the security here

B. The proceeds of any foreclosure sate 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 50 Arch items as are mentioned in the preceding paragraph hereof; second, all other items which under the terms hereof constitute secured indebtedness additional to that evidenced by the note hereby secured, with interest thereon as herein provided; third, all principal and interest remaining applic; fourth, any averplus to Mortgagors, their heirs, legal representatives or satigns as their rights may appear.

9. Upon or at any time after the filing of a complaint to foreclose 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 sule, whout 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. Such 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 said and a deficiency, during the full statutory period for redemption, whether there be redemption or not, as well as during any further time, when Mortgagors, except for the intervention of such receiver, would be entitled to collect such rents, issues and profits, and all other powers which way be necessary or are usual in such cases for the protection, possession, control, management and operation of the premises during the whole of said retiod. 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 foreclosing this Trust Deed, or any (as, special assessment or other lien which may be or become superior 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 in ficiency.

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.

Trustee or the holders of the note shall have the right to inspect the premises at all reasonable times of the note shall be permitted for that purpose.

12. Trustee has no duty to examine the title, location, existence, or condition of the premises, nor shall Trustee or 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 car conquire 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 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 herein described any note which purports to be 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 loffice of the Recorder of Registrar of littles in which this instrument half 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
in which the premises are situated shall be second Successor in Trust. Any Successor in Tenst thereunder shall have the identical title
authority as are herein given Trustee, and any Trustee or successor shall be entitled to remonable compensation for all acts performed

15. This Trust Deed and all provisions hereof, shall extend to and he binding upon Mortgagors and all persons claiming under Mortgagors, and the word "Mortgagors" when used herein shall include all such persons and an persons at any time liable for the the indebtedness or any part thereof, whether or neo such persons shall have executed the principal note, or this Trust Deed. within Trust Dec دے 961800 MPORTANT The littaliment Note multioned in the C.) OFOR THE PROTECTION OF BOTH THE BORROWER AND LENDER, THE NOTE SECURED BY THIS TRUST DEED SHOULD BE IDENTIFIED BY THE TRUST ELEBEFORE THE TRUST DEED IS FILED FOR RECORD. identifed berewith under Idenliffen lion No. 811.0 Deed to 帯 Deliver Addreg ा ता के डा **क्रिकेट** के के के

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