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	**PART TORRENS - PAINT UTILIER  CALCO CO PORT OF THE PART TORRENS - PAINT UTILIER  For Use with Neils Porm 1448 - 100  (Monthly Payments Including Interest)
	CANTION: Collect a lengel below white or asting under this form. Norther the publisher nor the seller of init form:  The seller of init form the seller individual and versality of merchantelisty or intress for a periodic purpose.
5	THIS INDENTURE, made September 7.
S	beween Henry Tillman and Gerleen Tillman, his to be a superior of the following the first of the following the first of the following the foll
ð	> 2022 South 16th Avenue, Broadview, Illinois 60153
d	herein referred to as "Mongagors," and MAYWOOD-PROVISO STATE BANK,  "An" 1121nots Banking Corporation
0	35.411 Madison Street, Maywood, Illinois 60153.
	therein referred to as "Trustee," witnesseth; That Whiereak Morigagors are justly indebted to be principal promissory note, termed "Installment Note," of even date the principal promissory note, termed "Installment Note," of even date the principal sum of the p
	per annum, such principal surp and interest to be payable in Installments as follows: Three Hundred Thirty-Four and 54/100
5	the POth day of each and recognition in the reafter until said note is fully paid, except that the final payment of principal and interest, if not sooiler paid shall be due on the 10th day of September to 93 all such assuments on recognity of the interest and final payments and payments on recognitions.
N	to accrued and unpaid interest on the unit of principal balance and the remainder to principal; the portion of each of said installments constituting principal, to the extent not paid when due, to bear the co. Ster the date for payment thereof, at the rule of 14.50 per cent per unnum, and all such payments being made payable at 411 Madison Strict Maywood, Illinois, 60153 or at such other place as the legal
1	holder of the note may, from time to time, in wr. 11. g appoint, which note further provides that at the election of the legal holder hereof and without notice; the principal sum remaining unpaid thereon, together with accrued interest thereon, shall become at once due and payable, at the place of payment aforesaid, in a seas default shall occur in the payment; when due; of any installment of principal or interest in accordance with the termis thereof or in ease default shall occur in the payment; when due; of any installment of principal or interest in accordance with the termis thereof or in ease default shall occur in the payment; when due; of any installment of principal or interest in accordance with the termis thereof or in ease default shall occur and only in the performance of any or a greenment contained in this Trust Dead (in which event election may be made at any time after the expiration of said three days; without notice), and that a parties thereto severally waive presentment for payment, notice of dishonor, protest and drottee of
バ	PROPERTY THE REPORT OF SECURE THE PROPERTY OF THE SALE DESCRIPTION OF MORE AND REPORT OF THE PROPERTY OF THE P
J.	above mentioned note and of this Trust Deed, and the performed and spreaments herein contained, by the Mortgagois to be performed, and sales in consideration of the sum of One Dollar in hand paid; if e.g. ceipt whereof is hereby acknowledged, Mortgagors by these presents CONVEY AND WARRANT unto the Trustee, its or his successors and assigns, i.e. howing described Real Estate and all of their estate; right, title and interest therein, country of Cook AND STATE OF ILLINOIS, to war.
Z	Lots 12 and 13 in Block 12 in Western Addition, being a subdivision of the West half of the South East Quarter of Section 15, Towns ip 39 North, Range 72, East of the Third Frincipal Meridian in Cook County, Illinois.
と	Age of the control of
30	Silling them is the extension of the transfer
グ	Address(es) of Real Estate: 2022 South 16th Avenue, Broadview, fillings 60153
2 12 C.	TOGETHER with all improvements, tenements, easements, and appurtenances thereto belonging, and all enth, issues and profits thereof for so long and during all such times as Mortgagors may be entitled thereto (which rents, issues and profits are pledged primarily and a parity with said real estate and profits are pledged primarily and a parity with said real estate and profits are pledged primarily and a parity with said real estate and profits are pledged primarily and a parity with said real estate and profits are pledged primarily and a parity with said real estate and profits and all real estate and a profit and are conditioning (whether single units or centrally controlled), and ventilation, including (without restricting the pregoing), screens, window shades, awnings, storm doors and windows, floor coverings, include beds, sloves and water heaters. All of the foregoing are delated and agreed to be a part of the mortgaged premises whether physically attached thereto or not, and it is agreed that all buildings and adultions and all similar. There apparatus, equipment or articles hereafter placed in the premises by Mortgagors or, their successors or assigns shall be part of the mortgaged premise and transfer and trusted and profits under and by virtue of the Homestead Exemption Laws of the State of Hilmois, the areal rights and benefits and waive.  The name of a record owner is:  Henry Tillman and Gerleen Tillman, his wife
12	This Trust Deed consists of two pages. The covenants, conditions and provisions appearing on page 2 (the reverse side of this Trust De. a) are incorporated herein by reference and hereby are made a part hereof the same as though they were here set out in full and shall be binding on Mc dig gors, their heirs, buccessors and assigns:
Z	Witness the hands and seals of Morigagors the day and year first above written.  (Seal)  GERLEEN TILLMAN  (Seal)
B	THE NAME (3) that is too for any transfer over the barbon and the control of the
7	Signature(s) (Seal)  Ship and to seal the seal to seal the seal to sea
3	"OFFICIAL OFFICIAL NEED TO HEREBY CERTIFY that Henry Tillman and Gerleen Tillman!
g	Notary Public, State of Indiana and acknowledged that the Ysigned, scaled and delivered the said instrument as My Commission and acknowledged that the uses and purposes therein set forth, including the release and walver of the
03,	Given under my hand and official seal, this 7th day of September 1990.  Commission expires
	The instrument work prepared by Sheilla R. White: 411 Madison Street, Maywood, Illinois 60153
2	Mail this instrument to MAYWOOD-PROVISO STATE BANK 411 Modison Street 60153
	(CITY) (STATE) (ZIRCODE)  OR RECORDER'S OFFICE BOX NO. 3

## THE POLLOWING ARE THE COLENAND, TOUT THE PART OF THE THE THE PART OF THE TRUST DEED AND WHICH FORD A PART OF THE THEOR DEED AND WHICH FORD A PART OF THE THEOR DEED AND WHICH FORD A PART OF THE THEOR DEED AND WHICH THERE BEGINS:

- 1. Mortgagors shall (1) keep said premises in good condition and repair, without waste; (2) promptly repair, testore, or isbuild 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 tiens in favor of the United States or other liens or claims for lien on 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 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 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 connections therewith, including reasonable attorneys fees, and any other moneys advanced by Trustee or the holders of the nois 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 tith interest thereon at the rate of nine percent per annum. Inaction of Trustee or holders of the note shall never be considered as a waiver of any right accruting 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 procured from the appropriate public office without inquiry into the accuracy of such bill, statement or estimate or into the value of any tax, assessment, sale, forfeiture, tax lien or title or claim thereof.
- 6. Mortgagors shall pay each them 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
- 7. When the indebtedness hereby secure a 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 be at the report of the note or Trustee shall be at the enforcement of a mortgage ucb. 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 appears 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, outleys to 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 procurring all such abstracts of little, title searches and examinations, guarantee policies. Torrens certificates, and simity onta and assurances with respect to title as Trustee or holders of the note may deem to be reasonably, necessary either to prosecule 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, in addition, all expenditures and expenses of the nature in this paragraph mentioned shall become so much additional indebtedness secured hereby and immard at my due and payable, with interest thereon at the rate of nine per cent per announ, when paid or incurred by Trustee or holders of the note in connection who is any action, such or proceeding, including but not limited to probate and bankruptey proceedings, to which either of them shall be aparty, either as plaintiff, "dimantior defendant, by reason of this Trust Deed or any indebtedness hereby secured; or (b) preparations for the commencement of any suit for the lored osure hereof after accrual of such right to foreclose whether or not actually commenced.
- 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 est additional to that evidenced by the note hereby secured, with interest thereon as herein provided; third; all principal and interest remaining ur as d; fourth, any overplus to Morigagors, 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, 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 thin value of the premises or whether the same shall be then occupied as a homeslead 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 a sale 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 hid period. The Court from time to time may 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 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.
- Trustee or the holders of the note shall have the right to inspect the premises at all reasonable times 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 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 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.
- 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 anguiry. Where a release is requested of a successor trustee, such successor trustee may accept as the genuine note herein described any note which beart a tentificate of identification purporting to be executed by a prior trustee hereunder on which conforms impulment with the description herein contained of the principal note and which purports to be executed by the persons herein designater is maker thereof; and where the release is requested of the original trustee and he has never executed a certificate original trustee and he has never executed a certificate original factor or the personal telephoral maturity and as the principal note described herein, he may accept as the genuine principal ness herein described any hotelymbic hay be presented and which principal note described herein, he may accept as the genuine principal and which purpors to be executed by the research herein described in the original trustee and herein contained of the principal and which purpors to be executed by the research herein described herein contained of the principal and which purpors to be executed by the research herein described herein and which this instrument shall have

on recorded or files. In case of the death, resignation; inability on resignation, inability or resignation of Deeds of the county that is the resignation of the county o

15. This That Deed and all provisions hereof, shall extend to and be binding priors Mortgagors and all persons claiming under or through Mortgagors, and the word "Mortgagors" when used herein shall include all such persons in any time liable for the payment of indebtedness for any part thereof, whether of not such persons shall have executed the principal notice this Trust Deed.

FOR THE PROTECTION OF BOTH THE BORROWER AND LENDER, THEYNOTE SECURED BY THIS TRUST DEED SHOULD BE IDENTIFIED BY THE THUSTEE, BEFORE THE TRUST DEED IS FILED FOR RECORD.

The Installment Note mentioned in the identified herewith under Identification to

Trustee

within Tru**s**