

UNOFFICIAL COPY 3937630

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

The Above Space For Recorder's Use Only

THIS INDENTURE made DECEMBER 18 19 90 between THOMAS E. ENRIGHT, a bachelor and ALFRED S. WOJCIK herein referred to as "Mortgagors," and

herein referred to as "Trustee," witnesseth: That, Whereas Mortgagors are justly indebted to the legal holder of a principal promissory note, termed "Installment Note," of even date herewith, executed by Mortgagors, made payable to Bearer

and delivered, in and by which note Mortgagors promise to pay the principal sum of THREE THOUSAND SEVEN HUNDRED AND 00/100 (\$3700.00) Dollars, and interest from December 18, 1990

on the balance of principal remaining from time to time unpaid at the rate of 10% per cent per annum; such principal sum and interest to be payable in installments as follows: ONE HUNDRED SEVENTY FIVE AND 75/100 (175.75) Dollars on the 18th day of JANUARY, 19 91, and ONE HUNDRED SEVENTY FIVE AND 75/100 (\$175.75) Dollars on the 18th day of each and every month thereafter until said note is fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due on the 18th day of DECEMBER, 19 92; all such payments on account of the indebtedness, evidenced by said note to be applied first to accrued and unpaid interest on the unpaid 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 interest after the date for payment thereof, at the rate of 14% per cent per annum, and all such payments being made payable at 1208 ARLINGTON DRIVE EAST, HANOVER PARK, IL 60103

or at such other place as the legal holder of the note may, from time to time, in writing appoint, which note further provides that at the election of the legal holder thereof 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 case default shall occur in the payment, when due, of any installment of principal or interest in accordance with the terms thereof or in case default shall occur and continue for three days in the performance of any other agreement contained in this Trust Deed (in which event election may be made at any time after the expiration of said three days, without notice), and that all parties thereto severally waive presentment for payment, notice of dishonor, protest and notice of protest.

NOW THEREFORE, to secure the payment of the said principal sum of money and interest in accordance with the terms, provisions and limitations of the above mentioned note and of this Trust Deed, and the performance of the covenants and agreements herein contained, by the Mortgagors to be performed, and also in consideration of the sum of One Dollar in hand paid, the receipt whereof is hereby acknowledged, Mortgagors by these presents CONVEY and WARRANT unto the Trustee, its or his successors and assigns, the following described Real Estate, and all of their estate, right, title and interest herein, situate, lying and being in the CITY OF HANOVER PARK, COUNTY OF COOK AND STATE OF ILLINOIS, to wit:

DESCRIPTION OF PROPERTY

BUILDING TWO ITEM 1. UNIT 1-3 as described in survey delineated on and attached to and a part of a Declaration of Condominium Ownership registered on the 25th day of March, 19 91, Document Number 3132363

ITEM 2. An Undivided 1.48% interest (except the Units delineated and described in said survey) in and to the following Described Premises: Lot 10 (except the North 6 inches thereof), and all of Lots 11 through 15, both inclusive, in Block One (1) of Resubdivision of Lots One (1) to Twenty Seven (27) both inclusive in Block Three (3) and Lots One (1) to Twenty (20) both inclusive in Block Four (4) in Harmon and Young's Subdivision in the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section 25, Township 37 North, Range 13, East of the Third Principal Meridian, also the vacated Alleys lying South of and adjoining Lots One (1) to Seven (7) both inclusive and the Alley lying North of and adjoining Lots Twenty One (21) to Twenty Seven (27) both inclusive in Block Three (3) and the Alley lying South of and adjoining Lots One (1) to Seven (7) both inclusive in Block Four (4).

es and profits thereof for rily and on a parity with on used to supply heat, n, including (without re- and water heaters. All ot, and it is agreed that Mortgagors or their suc- poses, and upon the uses c State of Illinois, which side of this Trust Deed) and shall be binding on

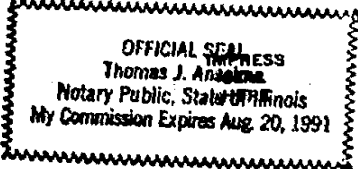
NOTE IDENTIFIED

Mortgagors, their heirs, successors and assigns. Witness the hands and seals of Mortgagors the day and year first above written.

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)

THOMAS E. ENRIGHT (Seal)

State of Illinois, County of COOK ss., I, the undersigned, a Notary Public in and for said County,



in the State aforesaid, DO HEREBY CERTIFY that THOMAS E. ENRIGHT, a bachelor personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 18th day of DECEMBER 19 90 Commission expires 8/20 19 91 Notary Public

This instrument was prepared by

THOMAS J. ANSELMO, 1807 W. Diehl Rd., Naperville, IL 60566 ADDRESS OF PROPERTY: 12552 FAIRVIEW AVE., UNIT 1J BLUE ISLAND, ILLINOIS

MAIL TO: NAME THOMAS J. ANSELMO ADDRESS 1807 W. DIEHL RD., P.O. BOX 3107 CITY AND STATE NAPERVILLE, IL ZIP CODE 60566-7107 THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS TRUST DEED SEND SUBSEQUENT TAX BILLS TO: THOMAS E. ENRIGHT (Name) 12552 FAIRVIEW AVE., UNIT 1J, (Address) BLUE ISLAND, IL

OR RECORDER'S OFFICE BOX NO. 12552 FAIRVIEW AVE., UNIT 1J, (Address) BLUE ISLAND, IL

DOCUMENT NUMBER 3937630

THE FOLLOWING ARE THE COVENANTS, CONDITIONS AND PROVISIONS REFERRED TO ON PAGE 1 (THE REVERSE SIDE OF THIS TRUST DEED) AND WHICH FORM A PART OF THE TRUST DEED WHICH THIS INSTRUMENT BEGINS:

UNOFFICIAL COPY

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 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 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 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 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 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 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 of default shall occur and continue for three days in the performance of any other agreement of the Mortgagors herein contained.

7. When the indebtedness hereby secured 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 mortgage debt. 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 behalf of Trustee or holders of the note 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 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 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 immediately due and payable, with interest thereon at the rate of eight 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 bankruptcy proceedings, to which either of them shall be a party, either as plaintiff, claimant 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 which might affect the premises or the security hereof, 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 as such 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 unpaid; 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 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 full 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 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 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: (1) 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 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 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 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 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 sign 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, a certificate of identification, naming a Successor in Trust and the event of Trustee's death, resignation, inability or refusal to act, the then Recorder of Deeds of the county in which the premises are situated shall be the second Successor in Trust. Any Successor in Trust hereunder shall have the identical title, powers and duties as are herein given Trustee, and any Trustee or Successor in Trust shall be entitled to reasonable compensation for all acts performed hereunder.

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

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

The Installment Note mentioned in the within Trust Deed has been identified here-with under Identification No. 1
Trustee

Edward M. Wojcik
Trustee

CHICAGO, ILL. 60603
312-372-9361

RECORDED & FILED FOR RECORD
INDEXED & FILED FOR RECORD
G.F. MORRISON
30

109827
DUPLICATE

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09 11 11 40 D

0897630
0897630

UNOFFICIAL COPY

DOCUMENT NUMBER

3937630

12552 FAIRVIEW AVE., UNIT 11
 BLUE ISLAND, ILLINOIS
 ADDRESS OF PROPERTY:
 12552 FAIRVIEW AVE., UNIT 11
 BLUE ISLAND, ILLINOIS

THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS TRUST DEED

SEND SUBSEQUENT TAX BILLS TO:

NAME THOMAS J. ANSELMO
 ADDRESS 1807 W. DIEHL RD., P.O. BOX 3107
 CITY AND NAPEVILLE, IL 60566
 STATE

MAIL TO:

THOMAS J. ANSELMO, 1807 W. Diehl Rd., Naperville, IL 60566
 (NAME AND ADDRESS)

This instrument was prepared by

Given under my hand and official seal, this 18th day of DECEMBER 19 90
 Commission expires 8/20

OFFICIAL SEAL
 Thomas J. Anselmo
 Notary Public, State of Illinois
 My Commission Expires Aug 20, 1991

personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

THOMAS E. ENRIGHT, a bachelor
 I, the undersigned, a Notary Public in and for said County,

State of Illinois, County of COOK

THOMAS E. ENRIGHT
 (Seal) (Seal)

TOGETHER with all improvements, tenements, easements, and appurtenances thereto belonging, and all rents, issues and profits thereof for so long and during all such times as Mortgages may be entitled thereto (which rents, issues and profits are pledged primarily and on a party with said real estate and not secondarily), and all fixtures, apparatus, equipment or articles of personal property now or hereafter used to supply heat, gas, water, light, power, refrigeration and air conditioning (whether single or centrally controlled), and ventilation, including (without re-stricting the foregoing) screens, window shades, awnings, storm doors and windows, floor coverings, inador beds, stoves and water heaters. All of the foregoing are declared and agreed to be a part of the mortgaged premises, whether physically attached thereto or not, and it is agreed that all buildings and additions and all similar or other apparatus, equipment or articles hereafter placed in the premises by Mortgages or their suc-cessors or assigns shall be part of the mortgaged premises.

TO HAVE AND TO HOLD the premises unto the said Trustee, his or his successors, and assigns, forever, for the purposes, and upon the uses 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 Mortgages do hereby expressly release and waive.

This Trust Deed consists of two pages. The covenants, conditions and provisions herein, on page 2 (the reverse side of this Trust Deed) 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 Mortgages, their heirs, successors and assigns.

Witness the hands and seals of Mortgages the day and year first above written.

NOTE IDENTIFIED

OF ILLINOIS, to wit:

the terms, provisions and covenants contained herein, by the undersigned, are hereby acknowledged, and it is agreed that my installation of principal interest thereon, shall note further provide that HANOVER PARK, IL 60139

on the balance of principal remaining from time to time unpaid at the rate of 10% per cent per annum, such principal sum and interest to be payable in installments as follows: ONE HUNDRED SEVENTY FIVE AND 75/100 (\$175.75) on the 18th day of JANUARY 19 91, and ONE HUNDRED SEVENTY FIVE AND 75/100 (\$175.75) on the 18th day of each and every month thereafter until said note is fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due on the 18th day of DECEMBER 19 92; all such payments on account of the indebtedness evidenced by said note to be applied first to accrued and unpaid interest on the unpaid principal balance and the remainder to principal; the portion of each 14% installment constituting principal, to the extent not paid when due, to bear interest, after the date of payment, at the rate of 14% per annum.

and delivered, in and by which note Mortgages promise to pay the principal sum of THREE THOUSAND SEVEN HUNDRED AND 00/100 (\$3700.00) Dollars, and interest from December 18, 1990

herein referred to as "Trustee," witnesseth: That, Whereas Mortgages are justly indebted to the legal holder of a principal promissory note, termed "Installment Note," of even date herewith, executed by Mortgages, made payable to Benter

THIS INSTRUMENT made between THOMAS E. ENRIGHT, a bachelor and ALFRED S. WOLCZK

The Above Space For Recorder's Use Only

GEORGE E. COLE
 LEGAL FORMS
 FORM NO. 206
 September, 1978

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

3937630

0 2 9 3 7 6 3 0

933/630
8937630

UNOFFICIAL COPY

Jan 11, 1991
11:41 AM

DUPLICATE

Charles M. Wojcik
Trustee

This instrument was recorded in the Recorder's Office of Cook County, Illinois, under Identification No. 1.

CHICAGO, ILLINOIS
2321 LEXINGTON FLOOR
G.F. 1000
312-372-5361

1. Mortgages 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 a 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 no less than ten days prior to the respective dates of expiration.

2. Mortgagees 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 Mortgagees shall pay in full under protest, in the manner provided by statute, any tax or assessment which Mortgagees may desire to contest.

3. Mortgagees 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 a 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 no less than ten days prior to the respective dates of expiration.

4. In case of default hereunder, Trustee or the holders of the note may, but need not, make full or partial payments of principal or interest on prior encumbrances. If any, and purchase, discharge, completion, or satisfaction of any lien or other prior lien or title or claim the note, or redemption of Mortgagees 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, completion, or satisfaction of any lien or other prior lien or title or claim the note, or redemption of Mortgagees in any form and manner deemed expedient; and may, but need not, make full or partial payments of principal or interest on prior encumbrances.

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 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 lien or title or claim the note.

6. Mortgagees shall pay each item of indebtedness herein mentioned, both principal and interest, when due according to the terms hereof, notwithstanding anything to the contrary in any principal note or in the Trust Deed to contrary. Because due and payable when default shall occur in payment of principal or interest, or in case of default shall occur and continue for three days in the performance of any other agreement of the Mortgagees herein contained.

7. When the indebtedness hereby secured 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 law of Illinois for the enforcement of a mortgage. In any suit to foreclose the lien hereof, there shall be allowed and included as additional indebtedness, 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 law of Illinois for the enforcement of a mortgage. In any suit to foreclose the lien hereof, there shall be allowed and included as additional indebtedness, 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 law of Illinois for the enforcement of a mortgage.

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 liens and expenses incurred by the mortgagee in connection with the enforcement of the mortgage; second, additional to that evidenced by the note hereby secured; with interest thereon as herein provided; third, all principal and interest remaining unpaid; fourth, any overplus to Mortgagees, 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 a sale, without notice, without regard to the solvency or insolvency of Mortgagees at the time of application for such receiver and without regard to the 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 to deposit the same in a certain depository, during the full statutory period for redemption, whether there be redemption or not, as well as during any further time necessary for the intervention of such receiver, would be entitled to collect such rents, issues and profits, and all other moneys which may be necessary or may be usual in such cases for the protection, preservation, control, management and operation of the premises during the whole or any part of said period. The Court from time to time may authorize the receiver to apply the net income in his hands in payment or in part of 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 application is made prior to foreclosure sale; (2) the deficiency in case of a sale and deficiency; 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 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 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 hereof given expressly obligated by the terms hereof, nor shall Trustee be liable for any act 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 independent satisfactory to him before exercising any power herein given.

13. Trustee shall release this Trust Deed and the lien hereof 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 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 bears a certificate of identification, purporting to be executed by a prior trustee hereunder or which contains in its terms a certificate of identification, purporting to be executed by the original principal who herein described, and who may be identified by the persons herein designated as the makers thereof; and where the release is requested of the original principal note herein described, any note which may be presented and which contains in its terms a certificate of identification, purporting to be executed by a prior trustee hereunder or which contains in its terms a certificate of identification, purporting to be executed by the original principal who herein described, and who may be identified by the persons herein designated as the makers thereof.

14. Trustee hereby authorized by instrument in writing to execute the powers herein granted to him in this Trust Deed by the persons herein designated as makers thereof.

OF THIS TRUST DEED) AND WHICH FORM A PART OF THE TRUST DEED WHICH THERE BEGINS; TO ON PAGE 1 (THE REVERSE SIDE