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1		RUB	EN HAR	RIS						em tététién ro s	rststortEsE01	rs, and
percin	referred to a	s "Trustee,	" witnesset	h: That, W	hereas Mor	igagors (pre justly inde	bled to	the legal hold	ler of a princip	pal promissor	y note,
<i>F</i> .	JADDTC 1				. •		ors, made pa	7		VIIAAN TI	5015	2
and d	olivered in and	UMN & i by which	MUKIUA	IGE CUK	ise to pay (re seinci	ing sum of .	1 AVE Ni	nut, MA ne Thou	YWOOD, II sand Nine	., DUID.	2 2
Eic	hty and	07/10	0	\$9,	980.07	Dollars, s	ind interest as	specified	in Promissory	Note, from	04/23	/90
to t	ne payable in	installment	s as follow	5: == <u>-T</u>	wo Hun	dred	Ninety-	Seven	and 09	/100 \$2	97.09	_ Dollars
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K PERE	end Hene, : poppe end hene, : poppe	MANAMANA Mark heing m	nade pavabl	le at 1:70	NAME AND A SOUTH	h Fir	st Ave	. Sui	te 300.	MAYWOOD.	ILLINO	IS
5	M153	or at such	other place	e as the lega	holder of	he note r	nav from time	to time	in writing and	naint: which not	a further new	ulder that:
heco	bive at ouce dine	and payah	ie, at the pl	and withou	t notice, the ent aloresaid	principal I, in case	ı sum remainin default shall o	ig unpaid ccur in th	thereon, toget ie payment, wh	her with accrued ten due, of any i	i interest there installment	con, shall hercin
cont	tained in this T	rust Deed	ine terms t	nereor or in	rase detaut	i shall oc ade at an	cur and confin	ille for in Le expirat	ree days in the	e performance o ree days, withou	if any alber a	oreamant:
part	des increto sevi	craity waive	e firesentme	ent for payn	nent, natice	of disho	nor, protest an	d notice (of protest.			
limi	tations of the	above men	tioned note	and of thi	s Trust Dec	ed. and ti	he performanc	e of the	COVERARIS AND	fance with the agreements he	rein containe	d he the
Mor	rigugors by the	se presents	CONVEY	and WARI	₹ANT unto	the Trus	stee, its or his	in hand successo	paid, the rece ers and assigns	ipt whereof is the following	hereby acknowled Re-	owledged. al Estate,
	all of their est							Ε		AND STATE (OR HILINOH	C
LC	T 12 IN	BLOCK	1 IN	BUNNEL	L'S FI	RST A	DDITION	TO H	AMMOND,	AND STATE (PLAT	s, to wit:
TH	EREOF, I	RECORD	ED IN	PLAT B	00K 13	PAGE	23, IN	THE	OFFICE	OF THE RE	CORDER	
Or	LAKE CO	Y Y'E'NUC	TNDTA	NA.								
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	ch, with the pr TOGETHER	with all in	nprovement	s, tenement	s, easement	s, and an	pructenances t	hereto be	longing, and	ill jents, issues i	and profits th	ereof for
so lo said	ong and during real estate and	i all such ti d not secor	mes as Mo idarily), an	rtgagors ma id all fixtur	y be entitle es, apparatu	d Thereto 18. equipn	(which rents, nent or article	issues an	nd profits are s r hereafter the	ledged primarily	y and on a pa used to sup	irity with oply heat.
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of the	he foregoing ar buildings and a	e declared dditions an	and agreed d all simils	to be a par ar or other	rt of the mo	origaged j equipmen	premises whether the comments of articles have	her physi ereafter i	ically attached placed in the	thereto or not, premises by Mo	, and it is agort or i	reed that
cesso	ors or assigns s	hall he par	t of the mo	ortgaged pro	mises. 🤚	S_{E}	Alexand SS					
CA	ncellation of this	Trust Deed,	and the pay	ment of any s	ubsequent N	ote eviden	cing the same, ir	accordan	nce with the term	r their successors is thereof; provide	d, however, the	at this
ini ini	denture shall not ade for the prote	at any time i	secure outsta	inding princip herein contain	sle obligation ned: it is the	s for more intention	than Two-Hundhereof to secure	dred-Thou the paym	usand Dollars (\$ light of the total	200,000.00), plus a indebtedness of t	idvances that m he Mortagors	nay be to the
· H	ölders of the Note	e within the l	imits prescri	bed herein wi	iether the ent	ire amoun	t shall have been	advanced	I to the Mortago	rs at the date hered in part and future	of or at a later d	late or
m	ade; all such futu	re advances	so made shall	ll be liens and	shall be secu	red by this	s Indenture equi	illy and to	the same extent	as the amount or in described as of	iginally advanc	ed on
	TOHAVE	ND TO HO	Ol D the pr	remises unto	the said. T	rustee. it	s or his succes	sors and	assigns, foreve	er, for the purpo	oses, and upor	n the uses :
and	trusts herein s	et forth, fr	ee from all	rights and	benefits un	der and, i	by virtue of th	e Homes	stead Exemption	où l'aws of the	State of Illino	ois, which
•	This Trust De	ad consists	of two ne	set. The co	venants, ro	nditions	and provisions	appeari	ng on page 2 ey were here i	(the reverse side	le of this Tr nd shall be b	ust Deed) inding on:
Mor	tgagors, their h Witness the h	ielrs, succes	sors and a	ssigns.					, , , , , , , , , , , , , , , , , , , ,	in to the company they are		
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State	of Illinois, Co	unty of	Cook	<u> </u>	ss.,					Notary Public i	in and for said	d County,
3.000		d filespoors seed of	أ و و المحاولة	JOHN W	in_the Sta	te afores	aid, DO HER LYNDA N	EBY CE	ERTIFY that LIAMS , h	is wife		
3	CENTRAL CO	HA SEAL"	,	,	••				person who			
Ž	HERRY PRINTERS	i. State of l	Know C							me this day in	person, and a	icknowl-
1	. VSUN LUI	UNITY, SNEWN	ie I		edged that	h	_signed, seale	d and del	livered the said	d instrument as		
	hy Commission	Erizio 3	/25/82		free and v	oluntary	act, for the u	ses and p	purposes there	in set forth, inc	luaing the re	icase and
		- 		1	8TH			7	April			٥٥
Cive	n under my h	and and o	fficial seal,			<u> </u>	da	y of A	A TI	MIN	11.000	15
Com	mission expires	s				19					No	tary Public
	·MΛΤ	I TO.	HARRI	SINAN	& MOD	TGAĞE	CORP.	pret. ? -	Instrument	as prepared by	Ruben Harri	is. 150
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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 THERE BEGINS:

- 1. Mortgagors shall (1) keep said premises in good condition and repair, without waste; (2) promptly repair, refore, 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 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 tule 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 as specified in Promissory Note, 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 of the holders of the note hereby secured making any payment hereby authorized relating to takes 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 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 promissorynote, and without notice to Mortgagors, all unpaid indebtedness secured by this Trust Deed shall, notwithstanding anything in the promissorynote or in this Trust Deed to the contrary, become due and payable when default shall occur in payments 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 herein contained.
- 7. When the indehtedness 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 bereof 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 bereof, there shall be allowed and included as additional indehtedness 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, appraiser's fees, outlays 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 expenses of the nature in this paragraph mentioned shall become so much additional indebtedness secured hereby and immediately due and expenses of the retered hereby and immediately due and expenses there there are specified in Promissory Note.

tions, guarantee policies. Torrens certificates, and similar data and assurances with respect to fille as I rustee or notiters 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 as specified in Promissory Note.

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. To a pecceds of any foreclosure sale of the premises shall be distributed and applied in the following order of priority: First, on account of all costs are 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 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 forecross the frust 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 regard to the solvency or insolvency of Mortgagors at the time of application for such receiver and without regard to 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 for closure suit and, in case of a sale and a deficiency, during the full statutory period for redemption, whether there he 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 may authorize the receiver to apply the net income in his hands in paymentally 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 foxeclosure 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 of 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 he 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 promissory 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 promissory 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 promissory note described herein, he may accept as the genuine promissory 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. Paul P. Harris 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 he county in which the premises are situated shall be second Successor in Trust. Any Successor in Trust hereunder shall have the identical fille; r. were 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 have executed the promissory note, or this Trust Deed.

IMPORTANT	The promissory. Note mentioned in the within Trust Deed has been
FOR THE PROTECTION OF BOTH THE BORROWER AND ENDER, THE NOTE SECURED BY THIS TRUST DEED	identified herewith under Identification No.
SHOULD BE IDENTIFIED BY THE TRUSTEE, BEFORE THE TRUST DEED IS FILED FOR RECORD.	
NOS. BEED IS THEED TON WOOD	Trustee :