

Unit No. 12 in Chesterfield on Touhy Condominium as delineated on survey of the following described parcel of real estate (hereinafter referred to as "Parcel"): Lot 1 (except the north 160 feet thereof and except the South 37.50 feet of the North 197.50 feet of the West 147 feet thereof) in Muno's Subdivision in the South-west Quarter of Section 25, Township 41 North, Range 13 East of the Third Principal Meridian, according to the plat thereof recorded as Document No. 3769788

also

That part of a strip of land 21-1/2 feet more or less in width lying East of the East line of Lot 1 in Muno's Subdivision and West of the West line of McQuire and Orrs Second Addition to Rogers Park in Section 25, Township 41 North, Range 13, East of the Third Principal Meridian and lying South of a line 160 feet South of the North line of said Lot 1 extended East in Cook County, Illinois, when survey is attached as Exhibit A to Declaration of Condominium Ownership made by La Salle National Bank, a national banking association as Trustee under Trust Agreement, dated December 28, 1967, and known as Trust No. 30666, recorded in the Office of Recorder of Cook County, Illinois, as Document No. 21576982, together with an undivided 1.6666 per cent interest in said Parcel (excepting from said Parcel, the property and space comprising all the units thereof as defined and set forth in said Declaration and Survey).

Mortgagor also hereby grants to Mortgagee, their successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the aforementioned Declaration.

This Mortgage is subject to all rights, easements, restrictions, conditions, covenants and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

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THE COVENANTS, CONDITIONS AND PROVISIONS REFERRED TO ON PAGE 1 OF THE REVERSE SIDE OF THIS TRUST DEED

1. Mortgages shall promptly repair, restore or build any building or improvement on the premises which may become damaged or be destroyed. 2. Keep and premises in good condition and repair without waste and free from encumbrances or other liens of family for the next expressly subordinated to the lien hereof. 3. 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 a valid satisfactory evidence of the discharge of such indebtedness to the holder of the note. 4. Comply within a reasonable time any building or building, new or of any time in process of erection upon said premises, comply with all requirements of law or municipal ordinances with respect to the premises and the use thereof. 5. Make no structural alterations to and premises except as required by law or municipal ordinance. 6. Mortgages shall pay before any penalty attached to general taxes and all special taxes, special assessments, water charges, sewer charges and other charges against the premises when due and shall upon written request hereunder to the holder of the note duplicate receipts therefor. To prevent default hereunder Mortgages shall pay or discharge the amount of the taxes provided by law or any tax or assessment which Mortgages may be liable for.

7. Mortgages shall keep all buildings and improvements now or hereafter situated on said premises insured against loss or damage by fire, lightning or windstorm under policies providing for payment by the insurance company of the full amount thereof to pay the cost of replacing or repairing the same or to pay out for the said business secured hereby, all a company satisfactory to the holder of the note, under insurance policies payable in case of loss or damage to the premises for the benefit of the holder of the note, such policies to be evidenced by the standard mortgage clause to be attached to each policy, and shall deliver all policies including additional and non-apportionable policies to the holder of the note and shall cause the same to be kept in full force and effect until the expiration of the term of the policy, and shall not allow any policy to expire less than 60 days prior to the expiration of the policy.

8. In case of default hereunder, the holder of the note may, but need not, make any payment or perform any act for which he is required by Mortgages in any form and manner deemed expedient and may, but need not, make any payment or perform any act for which he is required by Mortgages in any form and manner deemed expedient and may, but need not, make any payment or perform any act for which he is required by Mortgages in any form and manner deemed expedient and may, but need not, make any payment or perform any act for which he is required by Mortgages in any form and manner deemed expedient.

9. Mortgages shall pay or discharge the amount of the taxes provided by law or any tax or assessment which Mortgages may be liable for.

10. Mortgages shall keep all buildings and improvements now or hereafter situated on said premises insured against loss or damage by fire, lightning or windstorm under policies providing for payment by the insurance company of the full amount thereof to pay the cost of replacing or repairing the same or to pay out for the said business secured hereby, all a company satisfactory to the holder of the note, under insurance policies payable in case of loss or damage to the premises for the benefit of the holder of the note, such policies to be evidenced by the standard mortgage clause to be attached to each policy, and shall deliver all policies including additional and non-apportionable policies to the holder of the note and shall cause the same to be kept in full force and effect until the expiration of the term of the policy, and shall not allow any policy to expire less than 60 days prior to the expiration of the policy.

11. In case of default hereunder, the holder of the note may, but need not, make any payment or perform any act for which he is required by Mortgages in any form and manner deemed expedient and may, but need not, make any payment or perform any act for which he is required by Mortgages in any form and manner deemed expedient.

12. Mortgages shall pay or discharge the amount of the taxes provided by law or any tax or assessment which Mortgages may be liable for.

13. Mortgages shall keep all buildings and improvements now or hereafter situated on said premises insured against loss or damage by fire, lightning or windstorm under policies providing for payment by the insurance company of the full amount thereof to pay the cost of replacing or repairing the same or to pay out for the said business secured hereby, all a company satisfactory to the holder of the note, under insurance policies payable in case of loss or damage to the premises for the benefit of the holder of the note, such policies to be evidenced by the standard mortgage clause to be attached to each policy, and shall deliver all policies including additional and non-apportionable policies to the holder of the note and shall cause the same to be kept in full force and effect until the expiration of the term of the policy, and shall not allow any policy to expire less than 60 days prior to the expiration of the policy.

14. In case of default hereunder, the holder of the note may, but need not, make any payment or perform any act for which he is required by Mortgages in any form and manner deemed expedient and may, but need not, make any payment or perform any act for which he is required by Mortgages in any form and manner deemed expedient.

15. Mortgages shall pay or discharge the amount of the taxes provided by law or any tax or assessment which Mortgages may be liable for.

16. That in addition to the payments called for herein, mortgagors shall deposit monthly with the holder of collateral Installment Note a sum equal to 1/12th of the annual real estate tax bill based upon the last ascertainable tax bill as tax reserve.

THIS IS A PURCHASE MONEY TRUST DEED.

<p>IMPORTANT</p> <p>THE NOTE SECURED BY THIS TRUST DEED SHOULD BE IDENTIFIED BY Chicago Title and Trust Company BEFORE THE TRUST DEED IS FILED FOR RECORD</p>		<p>Identification No. 11111</p> <p>CHICAGO TITLE AND TRUST COMPANY</p> <p>By <i>Caroline Balaban</i> Trustee</p> <p>11/11/11</p>
<p>MAIL TO:</p> <p>Zaidenberg, Hoffman & Schoenfeld</p> <p>10 North Clark Street</p> <p>Chicago, Illinois 60602</p>	<p>FOR RECORDER'S INDEX PURPOSES</p> <p>INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE</p> <p>2840D Touhy Avenue</p> <p>Lincolnwood, Illinois</p>	<p>894 244</p>
<p>PLACE IN RECORDER'S OFFICE BOX NUMBER <u>523</u></p>		

END OF RECORDED DOCUMENT

REVERSE SIDE