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Callahan, Pa 20

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EQRA COUNTY ILLINOIS
TRUST DEED FOR RECORD
SEP 24 '73 12 30 PM

22 488 475

Henry R. Olson
Recorder for Deeds
22488475

THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE, made August 28, 1973, between
FREDERICK R. BLUME AND MARGERY F. BLUME, his wife,
herein referred to as "Mortgagors," and
THE NORTHERN TRUST COMPANY



an Illinois banking corporation located in Chicago, Illinois, herein referred to as TRUSTEE witnesseth
THAT WHEREAS the Mortgagors are justly indebted to the legal holder or holders of the Instalment Note
hereinafter described (said legal holder or holders being herein referred to as Holders of the Note) in the principal
sum of THIRTY ONE THOUSAND AND NO/100ths (\$31,000.00)
Dollars evidenced by one certain Instalment Note herein referred to as "Note" of the Mortgagors of even date
herewith made payable to BEARER and delivered in and by which said Note the Mortgagors promise to pay the
said principal sum and interest from date hereof on the balance of principal remaining from time to time unpaid at
the rate of 22 1/2 per annum in installments as follows: TWO HUNDRED TWENTY FOUR AND
NO/100ths (\$224.00)
Dollars on the 1st day of October 1973 and TWO HUNDRED TWENTY FOUR AND
NO/100ths (\$224.00)
Dollars on the 1st day of each month thereafter until said Note is fully paid except that the final pay-
ment of principal and interest if not sooner paid shall be due on the 5th day of September 1975

All such payments or account of the indebtedness evidenced by said Note to be first applied to interest
on the unpaid principal balance and the remainder to principal, provided that the principal of each instalment
unless paid when due shall bear interest at the rate of eight per cent per annum and all of said principal and
interest being made payable at such banking house or trust company in the City of Chicago Illinois as the
Holders of the Note may from time to time in writing appoint and in absence of such appointment then at
the office of The Northern Trust Company in said City

NOW THEREFORE the Mortgagors to secure the payment of the said principal sum of money and said interest in accord-
ance with the terms, provisions and conditions of this Trust Deed and the performance of the covenants and agreement herein
contained by the Mortgagors to be performed and satisfied in consideration of the sum of One Dollar in hand paid the receipt
whereof is hereby acknowledged to the undersigned TRUSTEE and WARRANT unto the Trustee to successors and assigns
the following described Real Estate and all their estate therein and interest therein situated lying and being in the COUNTY

STATE OF ILLINOIS
SEE RIDER ATTACHED

as delineated in number of the County described parcels of real estate...

...the undersigned TRUSTEE and WARRANT unto the Trustee to successors and assigns
the following described Real Estate and all their estate therein and interest therein situated lying and being in the COUNTY
STATE OF ILLINOIS
SEE RIDER ATTACHED

...the undersigned TRUSTEE and WARRANT unto the Trustee to successors and assigns
the following described Real Estate and all their estate therein and interest therein situated lying and being in the COUNTY
STATE OF ILLINOIS
SEE RIDER ATTACHED

Mortgagors hereby grant to Mortgagors the use of the foregoing described parcels of real estate...
...the undersigned TRUSTEE and WARRANT unto the Trustee to successors and assigns
the following described Real Estate and all their estate therein and interest therein situated lying and being in the COUNTY
STATE OF ILLINOIS
SEE RIDER ATTACHED

Property of Cook County Clerk's Office

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Property of Cook County

which with the property hereinafter described is referred to herein as the "premises."

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

TO HAVE AND TO HOLD the premises unto the said Trustee, its 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 the Mortgagors do hereby expressly release and waive.

It Is Further Understood and Agreed That

Mortgagors shall: 1. promptly repair, restore or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or be destroyed; 2. keep said premises in good condition and repair, without waste and free from mechanics' or other liens or claims for lien or arrears, subcontracted 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 exhibit satisfactory evidence of the discharge of such prior lien to Trustee or to Holders of the Note; 4. comply within a reasonable time any building or buildings now or at any time in process of erection upon said premises; 5. comply with all requirements of law or municipal ordinance with respect to the premises and the use thereof; 6. make no material alterations in said premises except as required by law or municipal ordinance or as authorized by the Holders of the Note; 7. Mortgagors shall pay before any penalty attaches all general taxes and shall pay special taxes, special assessments, water charges, sewer charges and other charges against the premises when due and shall upon written request furnish to Trustee or to Holders of the Note 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; 8. Mortgagors shall keep all buildings and improvements now or hereafter situated on said premises insured against loss or damage by fire, lightning, windstorm and such other hazards or contingencies as the Holders of the Note may require 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. In case of loss, Trustee may but need not, collect and receipt for the proceeds of any such insurance and apply the proceeds in reduction of the indebtedness secured hereby, whether due or not.

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1. In case Mortgagors shall fail to perform any covenants herein contained, Trustee or the Holders of the Note may but need not make any payment or perform any act herebefore 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 lien or other prior lien or title or claim thereon or redeem from any tax sale or foreclosure 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 attorneys fees and any other moneys advanced by Trustee or the Holders of the Note to protect the most favored premises and the lien hereof plus reasonable compensation to Trustee for services herein authorized may be taken out of the proceeds of the sale of the premises and the lien hereof 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.

2. 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 prepared 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 foreclosure tax lien or title or claim thereon.

3. Mortgagors shall pay each item of indebtedness herein mentioned both principal and interest when due according to the terms hereof. At the option of the Holders of the Note and without notice to Mortgagors all unpaid indebtedness secured by this Trust Deed shall notwithstanding anything in the Note or in this Trust Deed to the contrary become due and payable immediately in the case of default in making payment of any installment of principal or interest on the Note or when default shall occur and continue for three days in the performance of any other agreement of the Mortgagors herein contained.

4. When the indebtedness herein secured shall become due whether by acceleration or otherwise Holders of the Note or Trustee shall have the right to foreclose the lien hereof 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, stampduty charges, publication costs and costs which may be estimated as to items to be expended after entry of the decree of foreclosure 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 holders of any securities which may be had pursuant to such decree the true condition of the title to or the value of the premises. All expenses and expenses of the nature in this paragraph mentioned shall become as such 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 proceeding including 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 in preparation for the commencement of any suit for the foreclosure hereof after accrual of such right to foreclose whether or not actually commenced or in preparation for the defense of any threatened suit or proceeding which might affect the premises or the security hereof whether or not actually commenced.

5. 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 incurred in 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 with interest thereon as herein provided third all principal and interest remaining unpaid on the Note fourth any overplus to Mortgagors their heirs legal representatives or assigns as their rights may appear hereunder. Much adjustment may be made either before or after sale without notice without regard to the adequacy or inadequacy 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 a sale and a deficiency during the deficiency period of redemption or 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 items which may be necessary or convenient for the proper management and operation of the premises during the course of said period. The Court from time to time may authorize the receiver to apply the net income in his hands or payment in whole or in part of the indebtedness secured hereby or in any decree foreclosing this Trust Deed or any lien special assessment or other lien which may be necessary or convenient for the hereof or of such income provided such application is made prior to foreclosure sale if the deficiency in case of a sale and deficiency.

6. No action for the enforcement of the lien or of any provision hereof shall be subject to any defense which would not be good and available to the party performing same in the absence of this Trust Deed.

7. 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 the purposes hereof.

8. Trustee has no duty to warrant the title location existence or condition of the premises nor shall Trustee be obligated to record this Trust Deed or to ascertain and report hereon given or to be expressly obligated by the terms hereof but he shall be liable for any acts or omissions hereunder except in case of gross negligence or misconduct of that of the agents or employees of Trustee and it may require admittance satisfactory to it before exercising any power herein given.

9. Trustee shall release this Trust Deed and the lien thereon by proper instrument upon presentation of satisfactory evidence that all indebtedness secured by this Trust Deed has been fully paid and Trustee may request 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 Note requesting 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 certificate or identification purporting to be executed by a prior trustee hereunder or which conforms in substance with the description herein contained of the Note and which purports to be executed by the persons herein designated as the makers hereof and where the release is requested of the original trustee and it has never executed a certificate on any instrument identifying same as the Note described herein it may accept as the genuine Note herein described any note which may be presented and which conforms in substance with the description herein contained of the Note and which purports to be executed by the persons herein designated as makers thereof.

10. 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 resignation inability or refusal to act of Trustee Chicago Title and Trust Company Chicago Illinois an Illinois corporation which shall be Successor in Trust and in case of its resignation inability or refusal to act the then Recorder or Registrar of the county in which the premises are situated shall be Successor in Trust. Any Successor in Trust hereunder shall have the identical title powers and authority as are herein given Trustee and any Trustee or Successor shall be entitled to reasonable compensation for all acts performed hereunder.

11. This Trust Deed and all provisions hereof shall extend to and binding upon Mortgagors and all persons claiming under or through Mortgagors and the worst Mortgagors when used herein shall include all such persons and all persons liable for the performance of the indebtedness or any part thereof whether or not such persons shall have executed the Note of this Trust Deed.

12. Without the prior written consent of the Holders of the Note, the Mortgagors shall not convey or encumber title to the Premises. The Holders of the Note may elect to accelerate as provided in the Note for breach of this covenant, and no delay in such election after actual or constructive notice of such breach shall be construed as a waiver of or acquiescence in any such conveyance or encumbrance.

13. Mortgagors shall pay promptly when due the assessments made by the Board of Managers, 175 East Delaware Place Homeowner's Association for the expenses as provided in its By Law.

14. Each request, notice, authorization, designation or demand hereby required or permitted shall be in writing and the mailing thereof by registered mail to Mortgagors at 175 East Delaware Place, Unit #6110, Chicago, Illinois, or to Trustee at the intended recipient, or Trustee at 50 South La Salle Street, Chicago, Illinois, shall be sufficient service thereof in date of mailing, and the date of mailing shall be the date of mailing of Mortgagors shall be required.

Witness the hand of Mortgagors and Trustee on this 4th day of September 1973.
FREDERICK R. BLUME MARGERY F. BLUME

Notary Public in and for and residing by said County in the State aforesaid DO HEREBY CERTIFY THAT
FREDERICK R. BLUME AND MARGERY F. BLUME, his wife,

who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument appeared before me this day in person and acknowledged that they signed sealed and delivered the instrument as their 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 Notarial Seal this 4th day of September A.D. 1973
Notary Public: Barbara J. Norkus

IMPORTANT
FOR THE PROTECTION OF BOTH THE BORROWER AND LENDER THE NOTE SECURED BY THIS TRUST DEED SHOULD BE IDENTIFIED BY THE TRUSTEE NAMED HEREIN BEFORE THE TRUST DEED IS FILED FOR RECORD.
The installment Note mentioned in the within Trust Deed has been identified herewith under Identification No. B7297
THE NORTHERN TRUST COMPANY, as Trustee.
by [Signature]
Assistant Secretary

D NAME
E STREET
L CITY
V CITY
R CITY
Y INSTRUCTIONS
OR
RECORDER'S OFFICE BOX NUMBER 980
ATTN: E. E. CAMERIUS
FOR RECORDER'S INDEX PURPOSES (NORTH STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE)
175 East Delaware Place
Unit #6110
Chicago, Illinois

END OF RECORDED DOCUMENT

22 488 475