

TRUST DEED

22 533 130

16-22 (P)

THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE, Made October 15, 1973, between The Exchange National Bank of Chicago, a National Banking Association, not personally but as Trustee under the provisions of a Deed or Deeds in trust duly recorded and delivered to said Bank in pursuance of a Trust Agreement dated October 10, 1973 and known as trust number 20455, herein referred to as "First Party," and Chicago Title and Trust Company

an Illinois corporation herein referred to as TRUSTEE, witnesseth: THAT, WHEREAS First Party has concurrently herewith executed an instalment note bearing even date herewith in the Principal Sum of NINETEEN THOUSAND AND no/100 Dollars, made payable to BEARER and delivered, in and by which said Note the First Party promises to pay out of that portion of the trust estate subject to said Trust Agreement and hereinafter specifically described, the said principal sum and interest from November 1, 1973 on the balance of principal remaining from time to time unpaid at the rate of 7-1/2 per cent per annum in instalments as follows:

TWO HUNDRED TWENTY FIVE AND 54/100, or more, Dollars on the 1st day of December 1973 and TWO HUNDRED TWENTY FIVE AND 54/100, or more, Dollars on the 1st day of each 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 1st day of November 1983

All such payments of 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 seven per cent per annum, and all of said principal and interest being made payable at such banking house or trust company in 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 John Krupa and Mary G. Krupa in said City,

NOW THEREFORE, First Party to secure the payment of the said principal sum of money and said interest in accordance with the terms, provisions and conditions of this trust deed, and also in consideration of the sum of One Dollar in hand paid, the receipt whereof is hereby acknowledged, does by these presents grant, remise, release, alien and convey unto the Trustee, its successors and assigns, the following described Real Estate situated, lying and being in the COUNTY OF COOK AND STATE OF ILLINOIS, to wit:

Lot 16 and the East 12-1/2 feet of Lot 17 in Block 4 in M. D. Birge and Company's Second Subdivision, a subdivision of the South half of the Northeast quarter of the Southeast quarter of Section 4, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

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5.00

which, with the property hereinafter described, is referred to herein as the "premises." TOGETHER with all improvements, tenements, appurtenances, fixtures, and appurtenances, and all rights, claims and profits there of for so long and during all such times as First Party, its successors or assigns may be entitled thereto, together with all real estate and all appurtenances and not necessarily, and all apparatus, equipment or articles now or hereafter therein or hereafter thereon, including (without limitation) all plumbing, water, sewer, refrigeration, heating, air conditioning, electrical, gas, telephone, television, radio, stereo, and other equipment, including (without limitation) all window shades, storm doors and screens, floor coverings, in-door beds, awnings, stoves and water heaters. All of the foregoing are declared to be a part of the premises, whether physically attached thereto or not, and it is agreed that all similar apparatus, equipment or articles hereafter placed in, on or about the premises by First Party or its 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, for the purposes herein set forth upon the uses and trusts hereinafter set forth. IT IS FURTHER UNDERSTOOD AND AGREED THAT: 1. Until the indebtedness aforesaid shall be fully paid, and in case of the failure of First Party, its successors or assigns to: (1) promptly repair, rebuild any buildings or improvements now or hereafter on the premises which may become damaged or destroyed, (2) keep said premises in good condition and repair, without waste, and free from mechanic's or other liens or claims for lien not expressly subordinated to the lien hereof, (3) pay when due any indebtedness which may be secured by a lien or charge on the premises in respect to the lien hereof, and upon request exhibit satisfactory evidence of the discharge of such prior lien to Trustee, to holders of the notes; (4) complete 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 ordinances with respect to the premises and the use thereof; (6) refrain from making material alterations in said premises except as required by law or municipal ordinance; (7) pay before any penalty attaches all general taxes, and pay special taxes, special assessments, water charges, sewer service charges, and other charges against the premises when due, and upon written request, to furnish to Trustee or to holders of the note duplicate receipts therefor; (8) pay in full under protest, in the manner provided by statute, any tax or assessment which First Party may desire to contest; (9) 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 companies 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 to deliver all policies, including additional and renewal policies, to holders of the note, and in case of insurance about

NAME MAX M. FORMAN
STREET 2750 W. North Avenue
CITY Chicago, Illinois 60647
INSTRUCTIONS OR
RECORDERS OFFICE BOX NUMBER 132

FOR RECORDERS INDEX PURPOSES
INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE
4939 W. Thomas Street
Chicago, Illinois

1973 H 1253

Cook County Clerk's Office

to expire, to deliver renewal policies not less than ten days prior to the respective date of expiration; then Trustee or the holders of the note may, but need not, make interest on prior encumbrances, if any, and purchase, discharge, compromise or settle any tax lien or other prior lien or title or claim thereon, or redemption from any tax sale or forfeiture affecting said premises or content 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 mortgaged premises and the lien secured hereby and shall become immediately due and payable without notice and with interest thereon at the rate of seven 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 of the provisions of this paragraph.

2. The Trustee or the holders of the note hereby secured making any payment hereby authorized relating to taxes or assessments, or into or 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 thereon.

3. At the option of the holders of the note and without notice to First Party, its successors or assigns, 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 (a) immediately in the case of default in making payment of any installment of principal or interest on the note, or (b) in the event of the failure of First Party or its successors or assigns to do any of the things specifically set forth in paragraph one hereof and such default shall continue for three days, said option to be exercised at any time after the expiration of said three day period.

4. When the indebtedness hereby 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, stenographers' charges, publication costs and costs (which may be estimated as to items to be expended after the entry of the decree) of procuring all such abstracts of title, title searches and examinations, guarantees 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. 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 seven 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 (b) preparations for the commencement of any suit for the foreclosure hereof after accrual of such right of foreclosure whether or not actually commenced; or (c) preparations for the defense of any threatened suit or proceeding which might affect the priority 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 incident to the foreclosure proceedings, including all such items as are mentioned in the preceding paragraph hereof; second, all other liens which under the terms hereof constitute secured indebtedness additional to that evidenced by the note, with interest thereon herein provided; third, all principal and interest remaining unpaid on the note; fourth, any surplus to First Party, its legal representatives or assigns, as their rights may appear.

6. Upon or at any time after the filing of a bill to foreclose this trust deed, the court in which such bill is filed may appoint a receiver for said premises. Such appointment may be made either before or after sale, without regard to the solvency or insolvency at the time of application for such receiver. Such person or persons so appointed shall be liable for the payment of the indebtedness secured hereby, and without regard to the then value of the premises or whether the same shall be redeemed or not, and 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 of redemption, whether there be redemption or not, and during such further times when First Party, its successors or assigns, may be appointed as such receiver. Such receiver shall have power 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 which, as provided such application is made prior to foreclosure sale; (2) the deficiency in case of a sale and deficiency.

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 that purpose.

8. Trustee has no duty to verify 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 act or omission hereunder, except in case of its own gross negligence or misconduct or that of the agents or employees of Trustee, and it may require indemnities satisfactory to it before exercising any power herein given.

9. 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 and at the request of any person who shall, either before or after maturity thereof, produce and exhibit to Trustee the note secured hereby, and that all indebtedness hereby secured has been paid, which representation Trustee may accept as true without inquiry. Where a release is requested of 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 person who is named as Trustee hereunder or which conforms to the description herein contained of the person who purports to be executed on behalf of First Party, 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 on behalf of First Party.

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, the then Recorder or Registrar of Titles in which the present instrument 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 is a part purchase money mortgage paid as part of the consideration for the transfer of the real estate herein described.

12. Mortgagor reserves the right, on any due date, to prepay all or any part of the unpaid principal balance without penalty.

13. If mortgagor shall sell, convey or alienate said property or be divested of title in any manner the obligation secured hereby shall at the option of the holder hereto accelerate and immediately become due and payable.

William R. Olsen
VICE-PRESIDENT-TRUST OFFICER

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THIS TRUST DEED is executed by The Exchange National Bank of Chicago, not personally but as Trustee as aforesaid in the exercise of the power and authority conferred upon and vested in it as such Trustee (and said The Exchange National Bank of Chicago, not personally but as Trustee as aforesaid) and it is expressly understood and agreed that nothing herein or in said note contained shall be construed as creating any liability on said First Party or on said The Exchange National Bank of Chicago personally to pay the said note or any interest that may accrue thereon, or any judgments accruing hereunder, or to perform any covenant either express or implied herein contained, all such liability, if any, being expressly waived by Trustee and assigns now or hereafter claiming any right or security hereunder, and all such liability, if any, being expressly waived by Trustee and assigns now or hereafter claiming any right or security hereunder, the legal holder or holders of said note and the assignees of First Party and its successors and said The Exchange National Bank of Chicago personally are concerned, and by the enforcement of the lien hereby secured hereby, and in said note provided any action to enforce the personal liability of the grantor, if any, IN WITNESS WHEREOF, The Exchange National Bank of Chicago, not personally but as Trustee as aforesaid, has caused these presents to be signed by its Vice-President-Trust Officer, and its corporate seal to be hereunto set.

THE EXCHANGE NATIONAL BANK OF CHICAGO As Trustee as aforesaid and not personally,
VICE-PRESIDENT-TRUST OFFICER



JOHN A. KAPLAN
Vice-President-Trust Officer of the EXCHANGE NATIONAL BANK OF CHICAGO, and

JOHN A. ROSEN
Assistant Cashier of said Bank, who is personally known to me to be the same person whose names are subscribed to the foregoing instrument as such Vice-President-Trust Officer, and Assistant Cashier of said Bank, who appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Bank, as Trustee as aforesaid, for the uses and purposes therein set forth; and the said Assistant Cashier then and there acknowledged that said Assistant Cashier is the Assistant Cashier of the corporate seal of said Bank, did affix the seal of said Bank to said instrument, said Assistant Cashier shall look solely to the premises hereby conveyed for the repayment of the said Bank, as Trustee as aforesaid, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 31st day of October 1973
Notary Public

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. 574759

CHICAGO TITLE AND TRUST COMPANY
Trustee