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Silvey F. Olica

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TRUST DEED!

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THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made FEBRUARY 5,

19 74, between

ALBERT J. FERRARIO, DIVORCED AND NOT SINCE REMARRIED

herein referred to as "Mortgagors

CENTRAL NATIONAL BANK IN CHICAGO, A NATIONAL BANKING ASSOCIATION
doing business in Chicago, Illinois, herein referred to 25 TRUSTEL, witnesseth

THAT, WHEREAS the Mortgagors are justly indebted to the legal holder or holders of the instalment Note hereinafter described, and legal holder or holders being herein referred to as Holders of the Note, in the principal sum of N. NETEEN THOUSAND EIGHT HUNDRED SEVENTY FIVE &NO/100ths (\$19,875.00) Dollars, evaluated by one certain Instalment Note of the Mortgagors of even date herewith, made payable to THE ORDER OF BEARER

and livred, in and by which said Note the Mortgagors promise to pay the said principal sum and interest from 24° of disbursement of SEVE'. & NINE-TENTHS (7.9%)

ONE HUND ET / FIFTY TWO AND

24/100ths / 152.241 - - - Deliver on the parameter of the first dy of sact and every month the reality of the first dy of sact and every month the reality in the first day of MARCH 19 99.

All such payments on account of the indebtedness evidenced by said note to be first day of MARCH 19 99.

All such payments on account of the indebtedness evidenced by said note to be first day of MARCH 19 99. balance and the remainder to p neipal provided that the principal of each instalment unless paid when due shall bear interest at the rate of eight per noum, and all of said principal and interest being made payable at such banking house or trust company in CIICAGO, Illinois, as the holders of the note may, from time to time, in writing appoint, and in absence of such appoint men then at the office of CENTRAL NATIONAL BANK IN CHICAGO

in said City.

NOW, THEREFORE, the Mortgagors to secure (ii. par sont of the said principal sum of money and said interest in accordance with the terms, provisions and limitations 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 pash, the eccept whereof is hereby acknowledged, do by these presents CONVEY and WARRANT onto the Trustee, its successors and saigns, the following described heal by reand all of their estate right, titled universit therein, situate, lying and being in the COOK.

AND STATE OF ILLINOIS.

RIDER ATTACHED HERETO AND MADE A PART HEREOF

THIS INSTRUMENT WAS DREPARED BY

GLORIA M. RASMUS (E' UNION REALTY MORTGACE CO., ING. 100 WEST MORROE STREET, CHICAGO, ALINI IS

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

TOGETHER with all improvements, tenements, fastures, and appurtenances thereto belonging, and all er a, tow is and profits thereof for wo long and during all such times as Mortgagors may be entitled thereto (which are piedged primarily and un a parity with 11d real estate and not occondarily) and all apparatus, equipment or articles now on hereafter thereto not betteron used to supply heat, gas, at conditioning, wate 1, this, wate 1, this, wate 1, this, wate 1, this power, refrigeration (whether single units or centrally controlled), and ventilation, including (without restricting the foregoing), expens, wit do whades, storm disorts and windows. floor coverings, indoor beds, awnings, stores and water heaters. All of the furegoing are decided to be a part of sistor, a state whether physically attached thereto or not, and it is agreed that all similar apparatus, equipment or articles hereafter placed in the premises by the mortgago, or a state state.

TO HAVE AND TO HOLD the premises unto the said Trustee, its successors and assigns, forever, for the purposes, and upon the use and its sherein set forth, free from all rights and benefits under and by virtue of the Homestead Exemption Laws of the State of Illinois, which said it, he wists the Mortgagors do hereby expressly release and waive.

This trust deed consists of two pages. The covenants, conditions and provisions appearing on page 2 (the reverse was of this trust deed) are incorporated herein by reference and are a part hereof and shall be binding on the mortgagors, the deep conditions are part hereof and shall be binding on the mortgagors. successors and assigns

witness-the hand a said and seal a of Mortgagors the day and year first above written.

ALBERT J. FERRARIO JAMES STATE OF ILLINOIS. who ... AT Detworally he

instrument, appeared before me this day in person and acknowledged that delivered the said instrument as **EDOIF** fee and voluntary

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Unit No.205 as delineated on survey of the following described parcel of real estate (hereinafter referred to as "Parcel"):
Lot 1 in Westminster Subdivision of part of the West 1/2 of the North West 1/4 of Section 24, Township 41 North, Range 11, East of the Third Principal Meridian, in Cook Count, Inlinois, which survey is attached as exhibit "A" to Declaration of C adminium made by Central National Bank, Trustee under Trust /gr ement dated October 25, 1972 and known as Trust No.19322, recorded in the Office of the Recorder of Cook County, Illinois as Journal No. 22213743 together with an undivided 3.6 per cent interest in slid parcel (excepting from said parcel all the property and space comprising all the units thereof as defined and set forth in said Declaration and Survey) in Cook County, Illinois.

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Mortgagor also hereby grants to Trustee, its 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 Trust Deed is subject to all rights, essements, restriction, 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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interest in the note, or (b) when default half neur and acontium for three days on the performance of any other agreement of the Mortgagors berein.

7. When the indebtedness hereby writted shalf become due whether by acceleration or otherwise, holders of the note or Trustee shall have the right to expenditures and expenses which may be paid or incurred by the stress of the stress of the note of the note or trustee shall have the right to expenditures and expenses which may be paid or incurred by the stress of the stress of holders of the note for a times in the decree for sale all fix a unlays for documentary and expert evidence, strong-spheric character of holders of more for a storage for the stress of the times of the stress of the times and expenses which may be estimated as to item to be expended of a stress with respect to title a Trustee or holders of the note for a storage stress which may be paid or instance of holders of the note may deem to be reasonably more and the stress of the note may deem to be reasonably more policies. Turners certificates, and similar data of the reasonably more policies. Turners certificates, and similar data of the reasonably more policies. The performance shall become so much additional indebtedness secured here we have deem to be reasonably or and produced the performance of the note of the stale of the premises. All capable, with note the note of the stale of the premises. All capable, with note that the note of the stale of the premises. All capable, with note that the stale of the premises of the stale of the premises of the stale of the premises of the note in connection with (a) any proceeding, including the stale of them shall be a party, either as plantiff, claimed and the stale of the premises of the security whether or not the decrease of the stale of the premises of the security whether or not the decrease of the stale of the premises of the security whether or not the decrease of the stale of the premises of the security whether or not the decrease of the stale

principal and interest rem sing impaid on the note, fourth, any overplus to Mortgagurs, their heirs legal representatives or assigns as their rights may appear at 20 Upon, or at any time—over are filing of a bill to forethow this trust deed, the court in which such bill in filed may appoint a receiver of surfage persons. On the production for such receiver and without regar to the surfage of the surfage of the surfage of the production for such receiver and without regar to the surfage of the production for such receiver and without regar to the surfage of the production of the pro

-secured. To inspect the premises at all reasonable times and access thereto shall be permitted for that

11 Trustee or the holders of the note shall have it in the to impact 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, existe or or ondition of the premises, or to inquire into the validity of the agnatures or the identity, capacity, or authority of the agnatures or the identity, capacity, or authority of the agnatures on the note or rout dee, nor shall Trustee be obligated to record this trust deed or to exercise any power terms given unless expressly obligated by the terms hereof, nor leable for any acts or omissions housed, except in case of its own priss negligence or missionalized to their of the agents or employees of Trustee, and it more requires the admitted to the route of the agents or employees of Trustee, and it more requires the admitted title and the length enterof by proper institute the admitted trustee of the properties of the properties of the properties of the admitted trustee of the admitted the title and the length enterof by proper institute the properties of the admitted the properties of the admitted the properties of the admitted the properties of the pro

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Traj cytient privilege is granted to make prepayments on principal, upon theiry days prior written notice, on any interest payment date, provided however such prepayment in any calendar year theil not exceed twenty (10 x) per cent of the original principal amount. Payments made in excess of this amount will be accepted upon payment of a two (2x) per complement during the first three years, one (1x) per cent during the next two years, and d no premium one (1x) per cent during the next two years, and d no premium one (its) pos

18.

In addition to the monthly payments of mincipal and interest payments at the terms of the note, the increasures on the pay to the holder of the note or the servicing again, when required a the holder of the note or the servicing again, when required a the holder of the note or the servicing again, when required the payment of establishment and the note of the payment of such tremum, least and special assessments provided that such froquers whome a payment of such tremum, least and complicate to pay such taxes and special assessments and when the payment of such tremum, least and complicates to pay such taxes and special assessments on a keep the mortigaged premises insured against loss or dumage by fits or the mortigaged premises insured against loss or dumage by fits or lightlings. If however, payments made hereunder for taxes, special assessments insurance premiums, etc. shall not be sufficient to pay the more such payment such exceed when the mortigagers shall pay the necessary domaint to make up the delictions. If amounts up the necessary domain to make up the delictions, if amounts payments for these purposes to be made by mortigagers.

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17.

Editial SERT H soid property, or any portion thereof, shall be sold, conveyed, or transferred without the written permission of the heider first had and obtained, then the whole obtained, then the whole secured remaining unnual together with accruad interest thereof, of the election of the heider, shall immediately, without notice to anyone become due and payable.

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