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COOK COUNTY, ILLINOIS
FILED FOR RECORD

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William H. Olson
RECORDED BY DEEDS

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TRUST DEED



LATER DATE 62-78-985

THIS INDENTURE, made March 18, 1974, between

MARION KEENAN, a widow not since remarried,

herein referred to as "Mortgagors" and
CHICAGO TRUST AND TRUST COMPANY

an Illinois corporation doing business in Chicago, Illinois, herein referred to as TRUSTEE, witnesseth
THAT, WHEREAS the Mortgagors are justly indebted to the legal holder or holders of the Installment Note hereinafter described
legal holder or holders being herein referred to as Holders of the Note, in the principal sum of
~~FIFTEEN THOUSAND and 00/100~~ - - - - - (\$15,000.00) - - - - - Dollars
evidenced by one certain Installment Note of the Mortgagors of even date herewith made payable to THE ORDER OF BEARER
and delivered, in and by which said Note the Mortgagors promise to pay the said principal sum
~~of ONE HUNDRED and 00/100~~ in installments (including principal and interest) as follows:

ONE HUNDRED and 00/100 - - - - - (\$100.00) - - - - - or more Dollars on the 1st day
of April 1974 and ONE HUNDRED and 00/100 - - - - - (\$100.00) - - - - - or more day
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 July 1986
All such payments on account of the indebtedness evidenced by said note to be ~~xxx~~ applied ~~to principal~~
to principal, provided that the principal of each installment unless paid when due shall bear interest at
the rate of seven (7) 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 ETTA NICHOLS a/k/a ETTA MASTINO, 4443 S.
6th Avenue, Tucson, Arizona 85714.

NOW, THEREFORE, the Mortgagors to secure the payment 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 paid, the receipt of which is hereby acknowledged, do by these presents CONVEY and WARRANT unto the
Trustee, its successors and assigns, the following described Real Estate, and all of their estate, right, title and interest therein, to have and to hold unto the
City of Chicago, Cook County, Illinois, AND STATE OF ILLINOIS

Lots 45 and 46 in block 1 in the Edwin Davis Subdivision
of the South East 1/4 of the West 1/4 of the South
West 1/4 of Section 13, Township 46 North, Range 13 East
of the Third Principal Meridian in Cook County, Illinois.

500

THIS INSTRUMENT PREPARED BY;
William F. Bochte, 7 South Dearborn Street, Chicago, Illinois.

which, with the property hereinafter described, is referred to herein as the "premises."
TOGETHER with all improvements, fixtures, accretions, fixtures, and appurtenances thereto including 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 thereon 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, windows, shades, storm doors and
windows, door covers, radiator beds, 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 on 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

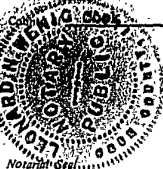
This trust deed consists of two pages. The covenants, conditions and provisions appearing on page 2 (the reverse side of this
trust deed) are incorporated herein by reference and are a part hereof and shall be binding on the mortgagors, their heirs,
successors and assigns.

WITNESS the hand and seal of Mortgagors the day and year first above written

Marion Keenan | SEAL | | SEAL |
Marion Keenan | SEAL | | SEAL |

STATE OF ILLINOIS, I, LEONARD N. WENTZ,
SS. a Notary Public in and for and residing in said County, in the State aforesaid DO HEREBY CERTIFY THAT
MARION KEENAN, a widow not since remarried

who is personally known to me to be the same person whose name is subscribed to the foregoing
instrument, appeared before me this day in person and acknowledged that she signed, sealed and
delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth
Given under my hand and Notarial Seal this 29th day of May, 1974



Leonard N. Wentz Notary Public

22 744 516

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

1. Mortgages 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 encumbrances of 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 superior to the lien hereof, and upon request exhibit satisfactory evidence of the discharge of such lien to the holder of the note, (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 of municipal ordinances 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.

2. Mortgages 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 duplicate receipts therefor for the present default hereunder Mortgages shall pay in full under protest, in the manner provided by statute, any tax or assessment which Mortgages may desire to contest.

3. 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 companies of moneys within of other to pay the cost of replacing or repairing the same or to pay in full the indebtedness secured hereby, all in compliance satisfactory to the holder of the note, and insurance policies payable in case of loss of 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 destruction about to occur, shall deliver to said policies not less than ten days prior to the respective date of expiration.

4. In case of default thereon Trustee or the holders of the note may but need not make any payment or perform any act but individuals required of Mortgages in any firm 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 commitments or with any tax lien or other lien or title or claim thereof, or claim from any tax sale or foreclose, affecting said premises or parts of any tax or assessment. All moneys paid for any of the purposes herein authorized and all expenses paid or incurred in connection therewith, including attorney's fees and any other moneys advanced by Trustee or the holder of the note to protect the mortgagee's interest, and the lien hereof, shall be reasonable compensation to Trustee for each matter concerning which action herein authorized may be taken, shall be in each additional indebtedness secured hereby and shall be immediately due and payable without notice and with interest thereon at the rate of per annum. 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 Mortgages.

5. The Trustee or the holders of the note hereby warrant making any payment hereby authorized relating to taxes or assessments may be made according to any bill, statement or estimate procured from the appropriate public officer without inquiry into the accuracy of such bill, statement or estimate, or the validity of any tax, assessment, sale for taxes, tax lien or title or claim therefor.

6. Mortgages shall pay each item of indebtedness herein mentioned, both principal and interest, when due according to the schedule of it. At the option of the holders of the note, and without notice to Mortgages all unpaid indebtedness secured by this Trust Deed shall notwithstanding anything in the note or in the 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) when default shall occur and continue for three days in the performance of any other agreement of the Mortgages herein contained.

7. 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 expenses and moneys 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, valuers' fees, surveyors' and repair expenses, advertising charges, publication costs and costs which may be estimated as to amount to be expended after entry of the decree of proceeding with such abstracts of title, surveys and examinations, title insurance policies, letters 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 at any sale which may be had pursuant to such decree, the true condition of the title to the value of the premises. All expenditures and expenses of the nature in this paragraph mentioned shall be deemed as 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 in which other of the parties either a plaintiff or defendant is named or in which the Trust Deed or any indebtedness hereby secured is in question, or in the prosecution of any suit for the foreclosure hereof, or in the exercise of such right to foreclose, whether or not actually commenced or prosecuted for the purpose of any foreclosure or proceeding which might affect the premises or the security hereof, whether or not actually commenced.

8. The proceeds of any foreclosure sale of the premises shall be distributed and applied in the following order of priority: First an amount of three per cent and expenses incident to the foreclosure sale, secondly all such sums as are mentioned in the preceding paragraph herein, secondly other moneys which under the terms hereof constitute a lien or indebtedness additional to that evidenced by the note, with interest thereon as herein provided, thirdly principal and interest remaining unpaid on the note, fourthly any surplus to Mortgages, then to legal representatives or assigns as their rights may appear.

9. 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 of said premises. Such appointment may be made either before or after sale, without notice, without regard to the solvency or insolvency of Mortgages at the time of application for such receiver and without regard to the value of the premises or whether the same shall be then occupied as a home 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 full statutory period of redemption, when there is redemption of not as well as during any further times when Mortgages consent to the intervention of such receiver, would be entitled to collect such rents, issues and profits and all other moneys which may be necessary or an equal to such sums for the protection, preservation, 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 of such decree, provided such application is made prior to foreclosure sale, (2) the deficiency in case of such deficiency.

10. No action for the enforcement of the lien of any provision hereof shall be subject to any defense which would not be good and available to the party imposing same in an action at law upon the note hereby secured.

11. Trustee or the holders of the note shall have the right to request the premises, at all reasonable times and under circumstances to be permitted for that purpose.

12. Trustee has no duty to examine the title, location, existence or condition of the premises or to inquire into the validity of the signatures or the identity, capacity or authority of the signatories on the note or trust deed, but Trustee is obligated to record this trust deed on its certificate, any moneys herein given unless expressly obligated by the terms hereof, not be liable for any of its omissions hereunder, except in case of its own gross negligence or misconduct or that of the agents or employees of Trustee, and it may require indemnification in advance of its duty to do 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, and at the request of any person who shall either before or after maturity thereof, procure and exhibit to Trustee the 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 note herein described any note which bears an identification number purporting to be placed thereon by a predecessor hereunder in 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 thereof, and where the release is requested of the original trustee and such trustee has placed its identification number on the note described herein, it may accept as the 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.

14. Trustee may resign by instrument in writing filed in the office of the Recorder or Registrar of Deeds, in which instrument shall have been recorded or filed in case of the resignation, inability or refusal to act of Trustee, the true Recorder or Registrar of Deeds, 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 as is performed hereunder.

15. This Trust Deed and all provisions hereof, shall extend to and be binding upon Mortgages and all persons claiming under it through Mortgages, and the word "Mortgages" when used herein shall include all such persons and all persons claiming under it through Mortgages, of any part thereof, whether or not such persons shall have executed the note of this Trust Deed. The word "note" when used in this instrument shall be construed to mean "notes" when more than one note is used.

16. This is a Part-Purchase Money Mortgage (Trust Deed).

17. The said Installment Note referred to hereinabove may be prepaid in whole or in part, at any time, without penalty or interest.

IMPORTANT
THE NOTE SECURED BY THIS TRUST DEED SHOULD BE IDENTIFIED BY Chicago Title and Trust Company BEFORE THE TRUST DEED IS FILED FOR RECORD

Identification No. CHICAGO TITLE AND TRUST COMPANY.
By *One Boyl* Trustee
Its *Trust Officer* Vice President

MAIL TO: Mr. William F. Bochte
Bochte, Camodeca & Timpone
7 South Dearborn Street, Suite 740
Chicago, Illinois 60603

FOR RECORDER'S INDEX PURPOSES
INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE
4151 North Troy Street
Chicago, Illinois

PLACE IN RECORDER'S OFFICE BOX NUMBER

BOX 533

22744 516

END OF RECORDED DOCUMENT