

BOX 305  
TRUST DEED

22 748 200

0251257 E  
CMAA  
of Cook

THIS INDENTURE, Made this 17th day of May A.D. 1974  
by and between FRED A PEREL, a widow, and CAROL P. COLBY married to  
Bernard G. Colby

of the City of Chicago in the County of Cook  
and State of Illinois (hereinafter, "Mortgagor"), and THE FIRST NATIONAL BANK OF CHICAGO,  
national banking association organized and existing under and by virtue of the laws of The United States of America,  
and doing business and having its principal office in the City of Chicago, County of Cook and State of Illinois, as Trustee  
(hereinafter, "Trustee"), WITNESSETH:

THAT, WHEREAS, MORTGAGOR is justly indebted to the legal holder or holders of the Promissory Instalment  
Note hereinafter described in the Principal Sum of  
TWENTY THOUSAND AND NO/100----- Dollars (\$ 20,000.00 ),

evidenced by one certain Promissory Instalment Note (the identity of which is evidenced by the certificate thereon of  
Trustee) bearing even date herewith made payable to bearer and delivered, which Instalment Note (hereinafter, the  
"Note"), bears interest from date of disbursement until maturity at the rate therein set forth, and which principal and  
interest is payable as follows:

Interest only due on May 27, 1974 thereafter the sum of \$ 189.69 due and payable on the  
27th day of each and every month to and including May 27, 1989 if not sooner paid;  
each of said monthly payments of \$ 189.69 shall be applied first in payment of interest at the rate specified in said Note,  
payable monthly on the balance of said principal sum remaining from time to time unpaid and second on account of said principal sum,  
said principal instalments bearing interest after maturity at the rate of 7-7/8 per centum per annum, and all of said  
principal and interest payments being payable in lawful money of the United States, at such banking house in Chicago, Illinois, as the  
legal holder(s) of the Note may, in writing appoint, and until such appointment at the office of The First National Bank of Chicago, in  
the City of Chicago and State of Illinois, in and by which Note, it is agreed that the principal sum thereof, together with accrued interest  
thereon, in case of default as provided in this Trust Deed, may at any time without notice, become at once due and payable at the place of  
payment in said Note specified, at the election, as in this Trust Deed provided, of Trustee or of the holder(s) of the Note.

NOW, THEREFORE, Mortgagor for the purpose of securing the payment of the Note and the performance of the Mortgagor's  
agreements herein contained, and also in consideration of the sum of One Dollar in hand paid, the receipt whereof is hereby acknowl-  
edged, does by these presents Convey and Warranty unto Trustee, its successors and assigns, the following described Real Estate, situate,  
lying and being in the City of Chicago County of Cook and State  
of Illinois, to wit:

- Unit No. 5704 as delineated on survey of the following described parcels of real estate in Cook  
County, Illinois (hereinafter referred to collectively as "Parcel"):

Parts of the land, property and space below, and above the surface of the earth, located within the  
boundaries projected vertically upward and downward from the surface of the earth, of a parcel  
land comprised of Lot 17 (except the east 16 feet thereof) and all of Lots 18 to 28 inclusive, in Lake  
Shore Drive Addition to Chicago, a subdivision of part of Blocks 14 and 20 in Canal Trustee's  
Subdivision of the South Fractional Quarter of Fractional Section 3, Township 39 North, Range 14  
East of the Third Principal Meridian; also Lots 1 to 4 inclusive, in County Clerk's Division of the West  
300 feet of that part of Lots 16, 17, 18 and 19 of Block 14 lying east of the Lincoln Park Boulevard  
in the Canal Trustee's Subdivision of the South Fractional Quarter of Fractional Section 3, Township  
39 North, Range 14 East of the Third Principal Meridian, conveyed by Deed dated July 27, 1973 and  
recorded in the Office of the Recorder of Deeds of Cook County, Illinois on July 30, 1973 as  
Document No. 22418957, from John Hancock Mutual Life Insurance Company, a Massachusetts  
corporation, to LaSalle National Bank, a national banking association, not individually, but as Trustee  
under a Trust Agreement dated February 15, 1973, and known as Trust No. 45450.

which survey (hereinafter called "Survey") is attached as Exhibit "A" to the Declaration of Condominium  
Ownership, Easements, Restrictions, Covenants and By-Laws for 175 East Delaware Place, Chicago, Illinois  
(hereinafter called "Declaration"), recorded on August 10, 1973, in the Office of the Recorder of Deeds of  
Cook County, Illinois as Document No. 22434263; together with an undivided 0.11483 percent  
interest in the Parcel (excepting from the Parcel all of the property and space comprising all Units as  
defined and set forth in the Declaration and Survey).

Mortgagor also hereby grants to Mortgagee, 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 Declaration, and in  
the Deed recorded July 30, 1973, as Document No. 22418957, and in the Declaration of Zoning Restrictions recorded  
July 30, 1973, as Document No. 22418956, and in the Operating Agreement recorded August 10, 1973, as Document  
No. 22434264.

This Mortgage is subject to all rights, easements, restrictions, conditions, covenants and reservations contained in the  
Declaration, the Deed, the Declaration of Zoning Restrictions and the Operating Agreement, the same as though the  
provisions of the aforesaid documents were recited and stipulated at length herein.

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## THE AGREEMENTS, CONDITIONS AND PROVISIONS REFERRED TO ON THE REVERSE HEREOF.

1. Mortgagor agrees to pay each item of indebtedness secured hereby, when due, according to the terms hereof.
2. Mortgagor agrees:
  - (a) to keep the premises in good repair and make all necessary replacements;
  - (b) to restore or rebuild promptly any building or improvement now or hereafter on the premises which may become damaged or destroyed;
  - (c) to comply with all laws and municipal ordinances with respect to the premises and their use;
  - (d) to keep the premises free from liens of mechanics and materialmen, and from all other liens, charges, or encumbrances prior to or on a parity with the lien of this Trust Deed;
  - (e) to permit the Trustee or holder(s) of the Note access to the premises at all reasonable times for purposes of inspection;
  - (f) not to do, nor permit to be done upon the premises, anything that might impair the value thereof, or the security conveyed hereby.Mortgagor further agrees that no substantial repairs or remodeling of the premises shall be made unless the written consent of the Trustee or the holder(s) of the Note shall first have been obtained and Mortgagor shall have deposited with Trustee a sum of money sufficient in the judgment of Trustee or the holder(s) of the Note to pay in full the cost of such repairs or remodeling. Trustee is hereby authorized to apply the money so deposited either during the progress of such repairs or remodeling, or upon completion thereof, in payment of the cost thereof and of the reasonable fees of Trustee.
3. Mortgagor agrees to pay promptly, and before any penalty attaches, all water rates, sewer charges, general and special taxes and assessments of any kind which may be levied, assessed, charged, or imposed upon the premises and to deliver to Trustee, upon request, satisfactory evidence of such payment. Mortgagor, to prevent default hereunder, will pay in full, under protest in the manner provided by law, any tax or assessment which Mortgagor may desire to contest.
4. Mortgagor agrees to maintain in force, at all times, fire and extended coverage insurance on the premises at their full insurable value, and also agrees to carry such other hazard insurance as Trustee or the holder(s) of the Note may require from time to time. Said insurance shall be carried in such companies as shall be satisfactory to Trustee or the holder(s) of the Note and the policies evidencing the same with mortgage clauses (satisfactory to Trustee or the holder(s) of the Note) attached, shall be deposited with Trustee. An appropriate renewal policy shall be delivered to Trustee not later than ten days prior to the expiration of any current policy.
5. In addition to the monthly installments of principal and interest payable under the terms of the Note, and to provide for the payment of real estate taxes and assessments required to be paid hereunder by Mortgagor, Mortgagor shall deposit with Trustee, on each monthly payment date, as set forth in the Note, an amount equal to one-twelfth of the annual real estate taxes and assessments as estimated by Trustee or the holder(s) of the Note, and such deposit shall not be sufficient to pay such taxes and assessments when due. Mortgagor agrees to deposit, on demand, such additional amounts as may be required for that purpose.
6. Upon default by the Mortgagor of any agreement herein, Trustee or the holder(s) of the Note may, but need not, make any payment or perform any act herein required of Mortgagor in any form and manner deemed expedient and may, but need not, make full or partial payments of principal or interest on prior and co-ordinate encumbrances, if any, and purchase, discharge, compromise, or settle any lien, encumbrance, suit, title or claim thereof, or redeem from any tax sale or forfeiture affecting the premises, or contest any tax or assessment. Any payments made or advanced for any of the purposes herein authorized, and all expenses paid or incurred in connection therewith, including reasonable compensation of Trustee, attorneys' fees, and any other payments made by Trustee or holder(s) of the Note, to protect the premises or the lien hereof, including all costs and expenses in connection with (i) any proceeding, including probate and bankruptcy proceedings to which Trustee or holder(s) of the Note shall be a party, either as plaintiff, claimant, or defendant, by reason of this Trust Deed, or any indebtedness secured hereby, or (ii) preparations for the commencement of any suit, or the foreclosure hereof, after accrual of such right to foreclose, whether or not such suit is actually commenced, shall be so much additional indebtedness secured hereby and shall become immediately due and payable, without notice, and with interest thereon at eight percent per annum. In making any payment herein authorized, Trustee, or the holder(s) of the Note shall be sole judges of the legality and validity thereof, and of the amount necessary to be paid in satisfaction thereof.
7. With respect to any deposit of funds made by the Mortgagor with Trustee hereunder, it is agreed as follows:
  - (a) Mortgagor shall not be entitled to any interest on any such deposits.
  - (b) Such deposits shall be held in trust and shall not be subject to the direction or control of the Mortgagor.
  - (c) If a default occurs in any of the terms hereof, or of the Note, Trustee may, at its option, and shall, upon written direction by the holder(s) of the Note, draw upon the deposits for the purpose for which said deposits were made applying the same in reduction of said indebtedness or any other charges then accrued, or to accrue, secured by this Trust Deed.
8. If default shall occur in the payment of any monthly installment of principal and interest as provided in the Note; or in the payment of any other indebtedness arising under the Note or this Trust Deed; or in the performance of any other agreement of Mortgagor contained in the Note or this Trust Deed, and shall continue for a period of three days; then the following provisions shall apply:
  - (a) All sums secured hereby shall, at the option of Trustee or the holder(s) of the Note, become immediately due and payable, without notice.
  - (b) Trustee, or the holder(s) of the Note may immediately foreclose the lien of this Trust Deed. The court in which any proceeding is pending for that purpose may, at any time thereafter, either before or after sale, without notice to Mortgagor, and without requiring bond, and with or without regard to the solvency or insolvency of any person liable for payment of the indebtedness secured hereby, and without regard to the equity in the premises, or the occupancy thereof as a homestead, appoint a receiver for the benefit of Trustee or the holder(s) of the Note, with power to collect the rents, issues and profits of the premises, due and to become due, during such foreclosure suit and the full statutory period of redemption, notwithstanding any redemption. The receiver, out of such rents, issues and profits when collected, may pay costs incurred in the management and operation of the premises, prior and co-ordinate liens, if any, and taxes, assessments, water and other utilities and insurance, then due or thereafter accruing, and may make and pay for any necessary repairs to the premises, and may pay all or any part of the indebtedness secured hereby or any deficiency decreed.
9. In any foreclosure of this Trust Deed, there shall be allowed and included in the decree for sale, to be paid out of the rents, or the proceeds of such sale,
  - (a) all principal and interest remaining unpaid and secured hereby,
  - (b) all other items advanced or paid by Trustee or the holder(s) of the Note pursuant to this Trust Deed, with interest at eight percent per annum from the date of advancement, and
  - (c) all court costs, attorneys' fees, appraiser's fees, expenditures for documentary and expert evidence, stenographer's charges, publication costs, and costs (which may be estimated as to items to be expended after entry of the decree) of procuring all abstracts of title, title searches and examinations, title guaranty policies, Town's certificates, and similar data with respect to title which Trustee or holder(s) of the Note may deem necessary in connection with such foreclosure proceeding.
10. The proceeds of any foreclosure sale of the premises shall be distributed and applied in the following order of priority:
  - First, all principal and interest remaining unpaid on the Note; fourth, any surplus to Mortgagor, their heirs, successors, or assigns.
11. No action for the enforcement of the lien, or of any provision hereof, shall be subject to any defenses which would not be good and available to the party interposing the same in an action at law upon the Note hereby secured.
12. This Trust Deed and the lien created hereby shall be released by Trustee upon full payment of the indebtedness secured hereby, the performance of the agreements herein made by Mortgagor, and the payment of the reasonable fees of Trustee. Trustee may execute and deliver such release to, and at the request of, any person who shall, either before or after maturity hereof, produce and exhibit to Trustee the Note and Trust Deed representing that all indebtedness hereby secured has been paid, which representation Trustee may accept as true without inquiry and where Trustee has never executed a certificate on any instrument identifying the same as the Note described herein, it may accept as the genuine Note 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 makers thereof.
13. It is expressly agreed that neither Trustee, nor any of its agents or attorneys, nor the holder(s) of the Note, shall incur any personal liability on account of anything that it, he or they may do or omit to do under the provisions of this Trust Deed except a case of its, his or their own willful misconduct.
14. The agreements herein contained, shall extend to and be binding upon Mortgagor and any and all persons claiming under the Note or under Mortgagor, the same as if they were in every case named and expressed, and all the agreements herein shall bind them, jointly and severally, and shall inure to the benefit of Trustee, its successors and assigns, and of the holder(s) of the Note.
15. Except as herein expressly provided to the contrary, no remedy or right herein conferred upon or reserved to the Trustee, or to the holder(s) of the Note is intended to be to the exclusion of any other remedy or right, but each and every such remedy or right shall be cumulative and shall be in addition to every other remedy or right given hereunder and now or hereafter existing. No default or omission to exercise any remedy or right accruing on any default shall impair any such remedy or right, or shall be construed to be a waiver of any such default, or acquiescence therein, nor shall it affect any subsequent default of the same or a different nature. Every such remedy or right may be exercised from time to time and as often as may be deemed expedient by the Trustee or by the holder(s) of the Note.
16. The invalidity of any one or more agreements, phrases, clauses, sentences or paragraphs of this Trust Deed shall not affect the remaining portions of this Trust Deed, or any part thereof, and in case of any such invalidity, this Trust Deed shall be construed as if such invalid agreements, phrases, clauses, sentences or paragraphs had not been inserted.
17. Trustee herein may at any time resign or discharge itself of and from the trust hereby created by a resignation in writing filed in the office of the Recorder (or Registrar) of the County in which this instrument shall have been recorded (or registered).
18. In case of the resignation, inability or refusal to act of The First National Bank of Chicago, as Trustee, at any time when its action hereunder may be required by any person entitled thereto, then the Chicago Title and Trust Company shall be and it is hereby appointed and made successor in trust to The First National Bank of Chicago, as Trustee under this Trust Deed, with identical powers and authority, and the title to said Mortgaged Property shall thereupon become vested in such successor in trust for the use and purposes aforesaid.

27-9-200

# UNOFFICIAL COPY

Property of [unclear]

COOK COUNTY, ILLINOIS  
FILED FOR RECORD  
JUN 12 1974 5 P.M.

*Richard R. Olson*  
RECORDS OF DEEDS  
\*22748200

which, with the property hereunder described, is referred to as the "Premises."  
TOGETHER with all the tenements, hereditaments, privileges, easements, and appurtenances now or at any time hereafter thereunto belonging, all buildings and improvements now located or hereafter to be erected on the premises, the rents, issues and profits thereof (which rents, issues and profits are hereby expressly assigned, it being understood that the pledge of the rents, issues and profits made in and by this Trust Deed is not a secondary pledge but is a primary pledge on a par with the mortgage on the mortgaged property as security for the payment of the indebtedness secured hereby), and all apparatus and fixtures of every kind and nature whatsoever, including, but without limiting the generality of the foregoing, all shrubbery, hedges and awnings, screens, storm windows and doors, curtain fixtures, venetian blinds, gas and electric fixtures, radiators, heaters, ranges, stoves, sinks, apparatus for supplying or distributing heat, light, water, air conditioning, and all other apparatus and equipment in or that may be placed in any building now or hereafter standing on the premises, (which are hereby understood and agreed to be part and parcel of the real estate and appropriated to the use of the real estate, and whether affixed or annexed or not, shall for the purposes of this Trust Deed be deemed conclusively to be real estate and conveyed hereby) and also all the estate, right, title and interest of Mortgagor of, in and to said premises.  
TO HAVE AND TO HOLD the above described premises unto Trustee and successors and assigns forever, for the purposes, uses and trusts herein set forth, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, and all right to retain possession of the Mortgaged Property after a default in the payment of said indebtedness or after any breach of any of the agreements herein contained.  
This Trust Deed consists of two pages. The agreements, conditions and provisions appearing on page 2 (the reverse side of this Trust Deed) are incorporated herein by reference and are hereby made a part hereof and shall be binding on the Mortgagor, their heirs, successors and assigns.

Witness the hand and seal of Mortgagor the day and year first above written.  
*Freda Perel* [SEAL] *Carol P. Colby* [SEAL]  
Freda Perel Carol P. Colby

STATE OF ILLINOIS }  
COUNTY OF COOK } ss. I, *Clare J. Broomfield* [SEAL]  
HEREBY CERTIFY THAT *Freda Perel*, a widow, and *Carol P. Colby*,  
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 said 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 *27* day of *May* 1974  
*Clare J. Broomfield*  
Notary Public

The Principal Instalment Note mentioned in the within Trust Deed has been identified herewith.  
R. E. No. REO 40885 LAL The First National Bank of Chicago, Trustee,  
THIS INSTRUMENT PREPARED BY AND SHOULD BE  
RETURNED TO: L. Lolis  
THE FIRST NATIONAL BANK OF CHICAGO  
ONE FIRST NATIONAL PLAZA  
CHICAGO, IL 60670  
By *Edward J. Schaubert*  
Real Estate Officer  
6.00  
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END OF RECORDED DOCUMENT