

UNOFFICIAL COPY

TRUST DEED

COOK COUNTY, ILLINOIS
FILED FOR RECORD

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William H. Deussen
RECORDING OFFICER

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22765224

THIS INDENTURE, made June 12th,

19 74 between

JOHN H. CARLSON, a bachelor & JANIS K. LUIGS, a spinster

herein referred to as "Mortgagors," and

CHICAGO TITLE 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 Instalment Note hereinafter described, said legal holder or holders being herein referred to as Holders of the Note, in the principal sum of ----- Dollars, TWENTY TWO THOUSAND & NO/100----- (\$22,000.00)----- Dollars, evidenced by one certain Instalment Note of the Mortgagors of even date herewith, made payable to THE ORDER OF BEAVER

and delivered, in and by which said Note the Mortgagors promise to pay the said principal sum and interest from ----- on the balance of principal remaining from time to time unpaid at the rate of 7-7/8%----- per cent per annum in instalments as follows: ONE HUNDRED SIXTY NINE & NO/100-----

(\$169.00)-----

Dollars on the first day of August 1974 and ONE HUNDRED SIXTY NINE & NO/100-----

Dollars on the first 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 first day of July 1999. All such payments on account of the indebtedness evidenced by said note shall 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 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 EXCHANGE NATIONAL BANK OF CHICAGO, in said City,

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 whereof 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, situate, lying and

being in the City of Calumet City COUNTY OF COOK AND STATE OF ILLINOIS, to wit:

The North 20 feet of Lot 18 and Lot 19 (except the North 10 feet thereof) in Block 10 in Cryer's Calumet Center Addition being a Subdivision of the East half of the North West quarter of Section 12, Township 36 North, Range 14, East of the Third Principal Meridian, according to the plat thereof recorded June 23, 1926 in Book 211 page 15 and 17 as document 9317249 in Office of the Recorder in Cook County, Illinois.

500

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

TOGETHER with all 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 (herein 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, in-door 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 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 laws 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.

John H. Carlson
(JOHN H. CARLSON)

(SEAL)

Janis K. Luigs
(JANIS K. LUIGS)

(SEAL)

(SEAL)

(SEAL)

STATE OF ILLINOIS,

I,

Evelyn M. Deussen

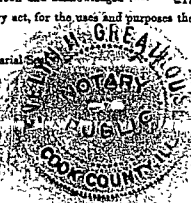
County of COOK

as a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT John H. Carlson, a bachelor, & Janis K. Luigs, a spinster

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 12th day of June A. D. 1974

"This Instrument Was Prepared By"
E. P. Tunney, Vice-President
Exchange National Bank of Chicago
180 S. LaSalle St.
Chicago, Ill. 60690



Evelyn M. Deussen
Notary Public.

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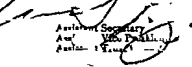
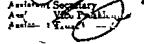
THE COVENANTS, CONDITIONS AND PROVISIONS REFERRED TO ON PAGE 1 (THE REVERSE SIDE OF THIS TRUST DEED);

1. 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 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 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) complete within a reasonable time any building or building improvements or any other project of erection upon said premises; (5) comply with all requirements of law or municipal ordinances with respect to the premises and not suffer or permit any unlawful use of or any nuisance to exist upon the premises; (6) make no material alterations in said premises except as required by law or municipal ordinance; (7) not suffer or permit the value of the premises to be diminished by reason of any action or inaction on the part of Mortgagors; (8) not suffer or permit, without consent of the Trustee or the holders of the note hereby secured (the "Note" first obtained), any discontinuance or change in the use for which the premises were being used as of the date of this Trust Deed; (9) the acquisition of any apparatus, fixtures or equipment used in the operation of the premises under any arrangement whereunder title thereto is not held by Mortgagors, or (c) any sale, transfer or assignment of any right, title or interest in or to the premises or of any of the improvements, apparatus, fixtures or equipment thereon or appurtenant thereto, or, if Mortgagors be a corporation or the trustee of a trust, of any of the shares of such corporation or of any of the beneficial interest in such trust.
2. Mortgagors 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. To prevent default hereunder Mortgagors shall pay in full under protest, in the manner provided by statute, any tax or assessment which Mortgagors may decide to contest.
3. Mortgagors shall keep all buildings and improvements now or hereafter situated on said premises insured against loss or damage by fire, lightning or windstorm or similar casualty (commonly known as fire and extended coverage insurance) and also insured against such other perils or with such broader coverage under such other policies of insurance as shall be generally customary with respect to similar premises in the State of Illinois as the holders of the Note shall require from time to time, all under policies (a) providing for payment by the insurance company of monies sufficient either to pay the cost of replacing or repairing the same or to pay in full the indebtedness secured hereby, (b) issued by companies satisfactory to the holders of the Note, (c) with monies payable, in case of loss or damage, to Trustee for the benefit of the holders of the Note and in case of foreclosure sale to the owner of the certificate of sale, such rights to be evidenced by the standard mortgage clause to be attached to each policy, and (d) shall prohibit cancellation thereof without at least ten (10) days prior notice to Trustee. Mortgagors shall deliver all policies, including assignment 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.
4. In case of default therein, Trustee or the holders of the Note may, but need not, make any payment or perform any act hereinafter required of Mortgagors in any form and under no deemed expedient, and may, but need not, make full or partial payments of principal or interest on prior mortgages, if any, and purchase, discharge, compromise or settle any tax lien or other prior lien or title or claim thereon, or from any tax sale or forfeiture affecting said premises or contest any tax or other lien or title or claim thereon, and may, but need not, pay any and all expenses paid or incurred in connection therewith, including attorney's fees, and any other monies advanced by Trustee or the holders of the Note to protect the mortgage and the lien hereof, plus reasonable compensation to Trustee for services rendered in connection with such action, and shall be entitled to reimbursement therefor immediately due and payable without notice and with interest thereon at the rate specified in paragraph 18 hereof. Inaction of Trustee or holders of the Note shall never be construed as a waiver of any right accruing to them on account of any default hereunder on the part of Mortgagors.
5. The Trustee or the holders of the Note making any payment hereby authorized relating to taxes or assessments, may do so 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 therefor.
6. 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 the terms hereof, become due and payable (a) immediately in 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 Mortgagors contained in the Note or herein, or in the performance of any instrument described below, said option to be exercised at any time after expiration of said three day period;
7. When any 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 attorney's fees, Trustee's fees, appraiser's fees, outlays for documentary and expert evidence, stenographers' charges, publication costs and costs (which may be estimated as a lien to be repaid after entry of the decree) of procuring all such abstracts of title, title searches and examinations, guarantee policies, Torrens certificates and similar data and expenses, and shall be subject to the same as to the title as Trustee or holders of the Note may deem to be reasonably necessary either to prosecute such suit or to evidence to lenders at any sale which may be had pursuant to such decree the true condition of the title to or the value of the premises.
8. All expenses of every nature incurred by the Trustee or the holders of the Note in connection with (a) any proceedings, including but not limited to probate and bankruptcy proceedings to which either of them may be a party either as plaintiff, defendant or defendant, by reason of this Trust Deed or any indebtedness hereby incurred; (b) preparations for the commencement of any suit for the foreclosure hereof or of any other suit or proceeding to foreclose the lien hereof; or (c) preparations for the defense of any threatened suit or proceeding which might affect the premises or the security hereof, whether or not actually commenced, shall become so much additional indebtedness secured hereby and immediately due and payable with interest thereon at the rate specified in paragraph 18 hereof from the date paid or incurred by Trustee or the holders of the Note.
9. 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 items which under the terms hereof constitute additional indebtedness secured hereby and evidenced by the Note, with interest thereon as herein provided; third, all principal and interest remaining unpaid on the Note; fourth, any surplus to Mortgagors, their heirs, legal representatives or assigns as their rights may appear.
10. Upon, or at any time after the filing of a bill to foreclose this trust deed, the court in which such a 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 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 accepted as a home. 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 delivery, during the full statutory period of redemption, whether there be redemption or not, as well as during any further time during which the premises are held under a writ of possession, and shall have power to lease the premises and to execute leases thereon, and to do all such acts and things as are usual in such cases for the protection, preservation, maintenance 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 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 of such debt, provided such application is made prior to foreclosure sale; (2) the deficiency in case of a sale and delivery.
11. 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 interposing same in an action at law upon the Note.
12. Trustee and the holders of the Note shall have the right to trap the premises at all reasonable times and access thereto shall be permitted for that purpose.
13. Trustee has no duty to examine 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 or he shall be liable for any neglect or omission to do so in case of his own gross negligence or malfeasance or that of the agents or employees of Trustee, and they may require indemnities satisfactory to it before exercising any power herein given.
14. 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 to and at the request of any person who shall, either before or after maturity thereof, produce and exhibit to Trustee the Note, representing that all indebtedness hereby secured has been paid, which representation may be made by the Mortgagors or by any person who shall be a trustee, assignee, or other successor trustee may accept as the genuine Note any note which bears a certificate of identification reporting 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 hereinafter designated as the makers thereof; and where the release is requested of the original trustee and it has never executed a certificate or any instrument in the nature of a genuine Note any such certificate or instrument 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 hereinafter designated as makers thereof.
15. Trustee may resign by instrument in writing filed in the office of the Recorder of Titles or Registrar of Titles in which this instrument shall have been recorded or filed. In case of the resignation, liability or refusal to act of Trustee, the then Recorder of Deeds 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 any herein given Trustee, and any Trustee or Successor shall be entitled to reasonable compensation for all acts performed hereunder.
16. This Trust Deed and all provisions hereof, shall extend to and be binding upon Mortgagors and all persons claiming under or through Mortgagors, and the word "Mortgagors" when used herein shall include all such persons and all persons liable for the payment of the indebtedness or any part thereof, whether or not such persons shall have executed the note on this Trust Deed.
17. For the purpose of providing regularly for the prompt payment of all taxes and assessments levied or assessed against the premises and premiums on policies of insurance that will not become due and payable by Mortgagors will deposit with the Mortgagors with the holders of the Note on the dates of payments of principal and interest to be payable, an amount equal to such taxes, assessments and insurance premiums as estimated by the holders of the Note, less the amount already deposited therefor, divided by the number of such deposits to be made prior to the date when such taxes and assessments will become payable, and when said premiums become due. The monies thus deposited with the holders of the Note are to be held without interest and are to be applied by the holders of the Note to the payment of such taxes, assessments and insurance premiums as they become due and payable. It shall not be necessary on the part of the holders of the Note to inquire into the validity or accuracy of any such items before making payment of same, and nothing herein contained shall be construed as requiring the holders to advance other monies for said purpose. If at any time the holders of the Note deem the amount deposited insufficient to pay said taxes, assessments and insurance premiums, the Mortgagors will deposit with the holders of the Note any amount necessary to make up the deficiency; provided, however, that nothing in this paragraph contained shall relieve the Mortgagors from the performance of any of the other covenants and agreements contained relative to the payment of taxes and assessments and insurance premiums. In case of default in the payment of any installment of principal or interest or in the performance of any of the covenants and agreements of the Mortgagors herein contained, the holders of the Note may apply any and all sums then on deposit, on account of the indebtedness secured by this Trust Deed.
18. For the purpose of paragraphs 4 and 8 hereof the rate of interest shall be the rate specified in the Note as to unpaid installments of principal hereof after due, reduced to such extent, if any, as shall be necessary to comply with any limitations applicable hereto upon rates of interest which may lawfully be charged, contracted for or agreed.
19. The Mortgagors warrant and agree that the proceeds of the Note will be used solely for the purposes specified in paragraph 4 (c) of Chapter 74 of the Illinois Revised Statutes, and that the principal obligation secured hereby constitutes a business loan which comes within the purview of said paragraph. Any other use of the proceeds of the Note shall be a default in this Trust Deed on the part of the Mortgagors.
20. Mortgagors agree that if this Trust Deed or the Note is asserted to be subject to tax under the provisions of the Interest Equalization Tax Act (as amended) or Chapter 41, Subtitle D of the Internal Revenue Code of 1954, as amended, or presently or hereafter in effect, or any governmental revenue stamp are assessed to be required thereon, Mortgagors will lawfully defend against or pay the same and upon failure of Mortgagors to do so, Trustee or the holders of the Note may do so and the amount and costs paid for the protection of the Note hereby, which said sum, together with interest thereon at the rate provided for in the Note, shall become immediately due and payable.

PARAGRAPH 19 IS NOT APPLICABLE.

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 Instrument Note mentioned in the within Trust Deed has been identified herewith under Identification No. **CHICAGO TITLE AND TRUST COMPANY** as Trustee.

By 
Assistant Secretary
Attest: 
Assistant Secretary

D NAME **EXCHANGE NATIONAL BANK OF CHICAGO**
E STREET **REAL ESTATE LOAN DIVISION**
L STREET **130 SOUTH LA SALLE STREET**
I CITY **CHICAGO, ILLINOIS 60690**
V CITY
E CITY
R CITY
Y CITY
INSTRUCTIONS OR
RECORDER'S OFFICE BOX NUMBER **80**

FOR RECORDERS INDEX PURPOSES
INSERT STREET ADDRESS OF ABOVE
DESCRIPTIVE PROPERTY HEREIN
409 Clyde Avenue
Calumet City, Illinois

0469 18-23

END OF RECORDED DOCUMENT

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