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RECORDER OF DEEDS
COOK COUNTY ILLINOIS

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TRUST DEED

581808

THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made June 19

19 74, between

STEPHEN C. CARLSON AND SUZANNE CARLSON, his wife 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, evidenced by one certain Instalment 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 and interest from date of disbursement on the balance of principal remaining from time to time unpaid at the rate of as provided in Instalment Note per cent per annum in instalments (including principal and interest) as follows:

Three hundred eighty five and 82/100 (\$385.82) Dollars on the 1st day of August 19 74 and Three hundred eighty five and 82/100 Dollars on the 1st day of each MONTH hereafter 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 19 99. All such payments on 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 eight (8%) 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 AMERICAN NATIONAL BANK AND TRUST COMPANY in said City.

NOW, THEREFORE, the Mortgagors to secure the payment of the said principal sum of money and 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, siting and being in the County of Cook AND STATE OF ILLINOIS,

to-wit: **City of Evanston** Lot 13 in Block 14 in North Evanston in the North West 1/4, of Section 12, Township 41 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

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 therein 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 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.

[SEAL] Stephen C. Carlson [SEAL]
[SEAL] Suzanne Carlson [SEAL]



I, TOM & WIFE Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT Stephen C. Carlson and Suzanne Carlson, his wife

who are personally known to me to be the same person whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 28th day of June, 19 74. [Signature] Notary Public

300
22770662
Clerk's Office

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 situated on the premises which may become damaged or be destroyed (2) reconstruct, replace or repair, without cost, and for a term not less than the term of this deed for the term of the deed, any buildings or improvements which may be destroyed or damaged by fire, lightning or other cause, and upon request submit satisfactory evidence of the discharge of such repairs to Trustee or to holders of the note (3) complete within a reasonable time any building or buildings now or at any time in process of erection upon said premises (4) comply with all municipal ordinances of law or municipal ordinances with respect to the premises and the use thereof (5) make no structural alterations in said premises except as required by law or municipal ordinance.
2. Mortgagors shall pay before any penalty attaches all general taxes, and shall pay special taxes, special assessments, water charges, sewer 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. In the event of default hereunder Mortgagors shall pay in full under protest, in the manner provided by statute, any tax or assessment of which Mortgagors may be liable to pay.
3. Mortgagors shall keep all buildings and improvements now or hereafter situated on and removed from the premises insured against fire and lightning in accordance with policies providing for payment by the insurance companies of amounts sufficient to pay the cost of repairing or replacing the same or to pay in full the indebtedness secured hereby, all in compliance satisfactory to the holders of the note, under fire and lightning 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 shall deliver all policies, including additional and renewal policies, to holders of the note, and in case of insurance about to expire, shall deliver renewal policies not less than 60 days prior to the respective dates of expiration.
4. In case of default hereunder, Trustee or the holders of the note may, but need not, make any repairs or perform any act hereinafter required of Mortgagors in any manner deemed expedient, and may, but need not, make full or partial payment of principal or interest on prior encumbrances, if any, and purchase, with or without compromise or settle any tax lien or other prior lien or title in claim thereon, or redeem from any tax sale or foreclose affecting said premises or interest in or acquisition. 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 holders of the note to protect the mortgage premises and the lien hereof, plus reasonable compensation to Trustee for each matter concerning which action herein authorized may be taken, shall be an additional indebtedness secured hereby and shall become immediately due and payable without notice and with interest thereon at the rate of eight (8) 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 Mortgagors.
5. The Trustee or the holders of the note hereby secured making any payment hereby authorized relating to taxes or assessments, may do so according to any bill, statement or estimate prepared from the appropriate public office without inquiry into the accuracy of such bill, statement or estimate or into the validity of any tax, assessment, etc., for which such lien of claim is asserted.
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 anything in the note or in this Trust Deed to the contrary become immediately 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 Mortgagors 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 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, stenographic services, publication costs and costs (which may be estimated as to items to be expended after entry of the decree) of procuring all such abstracts of title, title searches and examinations, title insurance 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 condition of the title to or the value of the premises. All expenditures and expenses of the nature in this paragraph mentioned shall become an additional indebtedness secured hereby and immediately due and payable, with interest thereon at the rate of eight (8) 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 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 to foreclose whether or not actually commenced; 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.
8. The proceeds of any forced 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 secured indebtedness additional to that 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, each heirs, 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 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 occupied as a homestead or not and the Trustee hereunder may be appointed as such receiver. Such receiver shall have power to collect 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, as well as during any further times when Mortgagors, except for the intervention of such receiver, would be entitled to collect such rents, issues and profits, and all other powers which may be necessary or are usual in such cases for the protection, preservation, orderly 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 of such decree, provided such application is made prior to foreclosure sale; (2) the deficiency in case of a sale and deficiency; (3) the deficiency 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 hereby secured.
10. 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 hereby secured.
11. 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.
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, 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 acts or omissions hereunder, except in case of gross negligence or misconduct or that of the agents or employees of Trustee, and it may require indemnity satisfactory to it 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 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 Trustee may accept as true without inquiry. Where a release is requested of a successor trustee, such successor trustee may accept as true the representation described any note which bears an identification number purporting to be placed thereon 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 herein designated as the makers thereof; and where the release is requested of the original trustee and it has never placed its identification number on the note described herein, it may accept as the note hereby secured 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 Titles in which this instrument shall have been recorded or filed. In case of the resignation, inability or refusal to act of Trustee, it may require indemnity satisfactory to it before exercising any power herein given. Any successor in Trust hereunder shall have the identical title, powers and authority as are herein given Trustee, and a Trustee or successor shall be entitled to reasonable compensation for all acts performed hereunder.
15. This Trust Deed and all provisions hereof shall be binding on all persons claiming under or through Mortgagors and the word "Mortgagors" when used herein shall be construed to mean the makers of the note or the person or persons who have executed the note, whether or not such persons shall have executed the note, when more than one note is used.
16. In the event Mortgagors sell or otherwise transfer or agree to transfer title to the premises, the note secured hereby shall thereupon become immediately due and payable.
17. Tax Deposit Rider Attached

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. 581808
CHICAGO TITLE AND TRUST COMPANY, Trustee.
Officer / Agent / Secretary / President

MAIL TO: American National Bank & Trust Co.
33 N. LaSalle Street
Chicago, Illinois 60602

JOAN GORMAN
BOX 759

FOR RECORDER'S INDEX PURPOSES
INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE
2010 Lincoln
Evanston, Illinois

PLACE IN RECORDER'S OFFICE BOX NUMBER

22-10-852

UNOFFICIAL COPY

RIDER ATTACHED TO AND MADE A PART OF TRUST DEED dated
June 19 , 1974 , between

STEPHEN C. CARLSON AND SUZANNE CARLSON, his wife

and CHICAGO TITLE AND TRUST COMPANY, an Illinois Corporation, Trustee:

The mortgagor agrees that in order to more fully protect the security of this mortgage, Mortgagor shall deposit with the holder of the Note on the 1st day of each month, beginning on the 1st day of August, 1974, one-twelfth (1/12th) of the amount (as estimated by the holder of this mortgage) which will be sufficient to pay taxes, special assessments and other charges on the real estate that will become due and payable during the ensuing year.

The holder of the Note shall hold such monthly deposits in trust without any allowances of interest, and shall use such funds for the payment of such items when the same are due and payable.

If at any time the fund so held by the holder of the Note is insufficient to pay any such item when the same shall become due and payable, the holder of the Note shall advise the mortgagor of the deficiency, and mortgagor shall, within ten (10) days after receipt of such notice, deposit with the holder of the Note such additional funds as may be necessary to pay such items.

Failure to meet any deposit when due shall be a breach of this mortgage.

If at any time there shall be a default in any of the provisions of this mortgage, the holder of the Note may, at its option, apply any money in the fund on any of the mortgage obligations and in such order and manner as it may elect.

Stephen C. Carlson
Stephen C. Carlson

Suzanne Carlson
Suzanne Carlson

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END OF RECORDED DOCUMENT