

# UNOFFICIAL COPY

GEORGE S. COLE  
LEGAL FORMS

FORM NO. 200  
MORTGAGE, ILLINOIS  
FILED FOR RECORD

TRUST DEED (Illinois)  
(Monthly payments including interest)

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22 819 234

*re-rook*

Walter P. Olson  
RECORDER, 751 DEPT.

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#22771555

The Above Space For Recorder's Use Only

THIS INDENTURE, made June 28 19 74, between Jerome P. Hartnett, divorced and not remarried

and Harold J. Gouwens, herein referred to as "Mortgagors," and herein referred to as "Trustee," witnesseth: That, Whereas Mortgagors are Justly Indebted to the legal holder of a principal promissory note, termed "Installment Note," of even date herewith, executed by Mortgagors, made payable to Bearer

and delivered, in and by which note Mortgagors promise to pay the principal sum of Fourteen Thousand Nine Hundred and no/100's \*\*\*\*\* Dollars, and interest from date of disbursement, on the balance of principal remaining from time to time unpaid at the rate of 7.9% per cent per annum, such principal sum and interest to be payable in installments as follows: One Hundred Seventeen and 86/100's \*\*\*\*\* Dollars on the 1st day of September, 1974, and One Hundred Seventeen and 86/100's \*\*\*\*\* Dollars on the 1st day of each and every 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 August, 19 92; all such payments on account of the indebtedness evidenced by said note to be applied first to accrued and unpaid interest on the unpaid principal balance and the remainder to principal; the portion of each of said installments constituting principal, to the extent not paid when due, to bear interest after the date for payment thereof, at the rate of % per cent per annum, and all such payments being made payable at The First National Bank in Dolton

or at such other place as the legal holder of the note may, from time to time, in writing appoint, which note further provides that at the time of the legal holder thereof and without notice, the principal sum remaining unpaid thereon, together with accrued interest thereon, shall become at once due and payable, at the place of payment aforesaid, in case default shall occur in the payment, when due, of any installment of principal contained in the Trust Deed (in which event election may be made at any time after the expiration of said three days, without notice), and that all parties thereto severally waive presentment for payment, notice of dishonor, protest and notice of protest.

NOW THEREFORE, to secure the payment of the said principal sum of money and interest in accordance with the terms, provisions and limitations of the above-mentioned note and of this Trust Deed, and the performance of the covenants and agreements herein contained, by the Mortgagors by these presents CONVEY and WARRANT unto the Trustee, its or his successors and assigns, the following described Real Estate, and all of their estate, right, title and interest therein, situate, lying and being in the Village of Lansing, COUNTY OF COOK AND STATE OF ILLINOIS, to wit:

### LEGAL DESCRIPTION RIDER (UNIT AND CARPORT PARKING SPACE)

UNIT 328 as delineated or survey of the following described parcel of real estate (hereinafter referred to as "Parcel"):

Out lot "B" in "Monaldi Manor Subdivision", being a subdivision of part of the West 1/2 of the Northwest 1/4, except that part thereof conveyed to the N.W.G.T.R.R.Co., also part of the Southeast 1/4 of the Northwest 1/4, except that part thereof conveyed to the N.W.G.T.R.R.Co., all in Fractional Section 5, Township 35 North, Range 19, East of the Third Principal Meridian, (excepting therefrom that part of said Outlot "B" bounded and described as follows: Commencing at the Northwest corner of said Outlot "B", thence North 89° 0' 20" East along the North line of said Outlot "B", a distance of 104.91 feet to a point; thence South 0° 09' 20" West, a distance of 8.25 feet to a point, said point being the point of beginning; thence South 88° 50' 22" East, a distance of 48.00 feet to a point; thence South 0° 19' 20" West, a distance of 104.50 feet to a point; thence North 89° 40' 40" West, a distance of 44.18 feet to a point; thence North 0° 19' 20" East a distance of 77.46 feet to a point; thence North 89° 40' 40" West, a distance of 1.64 feet to a point; thence North 0° 09' 20" East, a distance of 27.76 feet to the point of beginning), in Cook County, Illinois.

Which plat of survey is attached as "Exhibit "A" to a Declaration of Condominium made by FIRST NATIONAL BANK OF LANSING, a National Banking Association, as Trustee under Trust Agreement dated May 20, 1970, also known as Trust Number 2327, recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document No. 2228009, together with an undivided 1.725% percent interest in said 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).

Grantor also hereby grants to Grantee and Grantee's successors and assigns, as an easement appurtenant to the premises herein conveyed, a perpetual and exclusive Parking Easement in and to Carport Parking Space No. 19 as defined and set forth in said Declaration and Survey.

Grantor also hereby grants to the Grantee and the Grantee's 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, and the Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

This Deed is subject to all rights, easements, restrictions, conditions, covenants and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

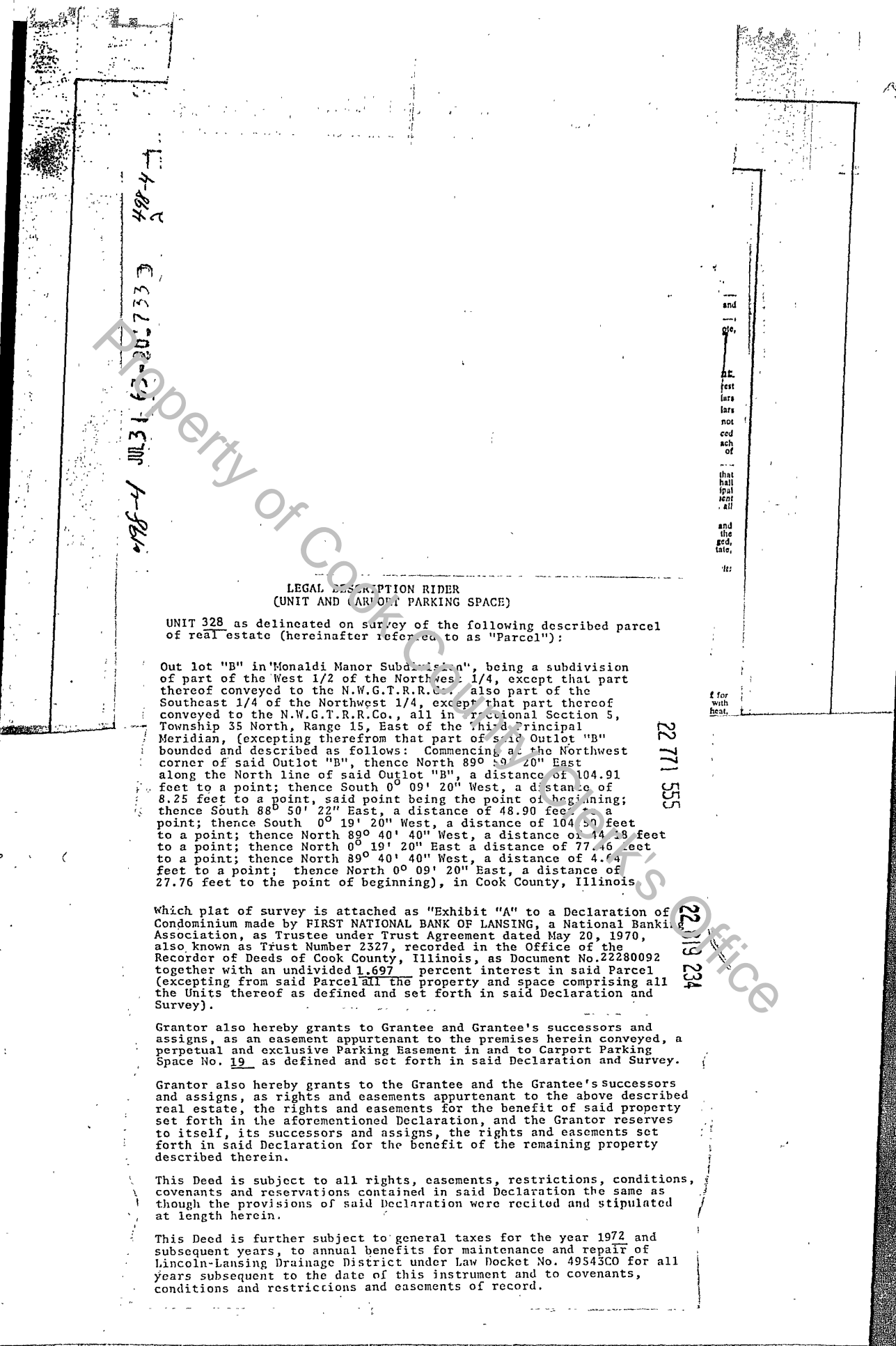
This Deed is further subject to general taxes for the year 1972 and subsequent years, to annual benefits for maintenance and repair of Lincoln-Lansing Drainage District under Law Docket No. 495430 for all years subsequent to the date of this instrument and to covenants, conditions and restrictions and easements of record.

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Recorder's Office

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### LEGAL DESCRIPTION RIDER (UNIT AND AIRPORT PARKING SPACE)

UNIT 328 as delineated on survey of the following described parcel of real estate (hereinafter referred to as "Parcel"):

Out lot "B" in 'Monaldi Manor Subdivision', being a subdivision of part of the West 1/2 of the Northwest 1/4, except that part thereof conveyed to the N.W.G.T.R.R.Co., also part of the Southeast 1/4 of the Northwest 1/4, except that part thereof conveyed to the N.W.G.T.R.R.Co., all in fractional Section 5, Township 35 North, Range 15, East of the Third Principal Meridian, (excepting therefrom that part of said Outlot "B" bounded and described as follows: Commencing at the Northwest corner of said Outlot "B", thence North 89° 19' 20" East along the North line of said Outlot "B", a distance of 104.91 feet to a point; thence South 0° 09' 20" West, a distance of 8.25 feet to a point, said point being the point of beginning; thence South 88° 50' 22" East, a distance of 48.90 feet to a point; thence South 0° 19' 20" West, a distance of 104.50 feet to a point; thence North 89° 40' 40" West, a distance of 14.18 feet to a point; thence North 0° 19' 20" East a distance of 77.46 feet to a point; thence North 89° 40' 40" West, a distance of 4.64 feet to a point; thence North 0° 09' 20" East, a distance of 27.76 feet to the point of beginning), in Cook County, Illinois.

Which plat of survey is attached as "Exhibit "A" to a Declaration of Condominium made by FIRST NATIONAL BANK OF LANSING, a National Bank Association, as Trustee under Trust Agreement dated May 20, 1970, also known as Trust Number 2327, recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document No.22280092 together with an undivided 1.697 percent interest in said 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).

Grantor also hereby grants to Grantee and Grantee's successors and assigns, as an easement appurtenant to the premises herein conveyed, a perpetual and exclusive Parking Easement in and to Carport Parking Space No. 19 as defined and set forth in said Declaration and Survey.

Grantor also hereby grants to the Grantee and the Grantee's 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, and the Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

This Deed is subject to all rights, easements, restrictions, conditions, covenants and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

This Deed is further subject to general taxes for the year 1972 and subsequent years, to annual benefits for maintenance and repair of Lincoln-Lansing Drainage District under Law Docket No. 49543CO for all years subsequent to the date of this instrument and to covenants, conditions and restrictions and easements of record.

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State of Illinois, County of Cook; ss.,



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jerome P. Hartnett, divorced and not remarried 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 he signed, sealed and delivered the said instrument as his 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 official seal, this 13th day of August, 1974.  
Commission expires November 24, 1974.

*Jerome P. Law*  
Notary Public

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1974-4 JUL 31 63-20733

Property of Cook County Clerk's Office

COOK COUNTY, ILLINOIS  
FILED FOR RECORD  
AUG 16 '74 3 08 PM

*Jerome P. Hartnett*  
NOTARY PUBLIC  
\*22519234

which, with the property hereinafter described, is referred to herein as the "premises."  
TOGETHER with all improvements, tenements, easements, and appurtenances thereto belonging, and all rents, issues and profits thereof for so long and during all such times as Mortgages may be entitled thereto (which rents, issues and profits are pledged primarily and on a parity with said real estate and not secondarily), and all fixtures, apparatus, equipment or articles now or hereafter therein or thereon used to supply heat, gas, water, light, power, refrigeration and air conditioning (whether single units or centrally controlled), and ventilation, including (without restricting the foregoing), screens, window shades, awnings, storm doors and windows, floor coverings, inador beds, stoves and water heaters. All of the foregoing are declared and agreed to be a part of the mortgaged premises whether physically attached thereto or not, and it is agreed that all buildings and additions and all similar or other apparatus, equipment or articles hereafter placed in the premises by Mortgagee or their successors or assigns shall be part of the mortgaged premises.  
TO HAVE AND TO HOLD the premises unto the said Trustee, its or his 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 Mortgagee 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 hereby are made a part hereof the same as though they were here set out in full and shall be binding on Mortgagee, their heirs, successors and assigns.  
Witness the hands and seals of Mortgagee the day and year first above written.

PLEASE PRINT OR TYPE NAME(S)  
FLORENCE (1) BELOW SIGNATURE(S)  
State of Illinois, County of Cook

*Jerome P. Hartnett*  
Jerome P. Hartnett  
(Seal)



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jerome P. Hartnett, divorced and not remarried 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

In the event the property described herein is sold by the maker hereof, then note described herein shall be due and payable in full instantan. Provided however that the holder of or owner of note may consent to release of this provision for acceleration.  
November 24 28th day of June 1974  
Notary Public

MAIL TO: NAME First National Bank in Dolton  
ADDRESS 14122 Chicago Road  
CITY AND STATE Dolton, Illinois ZIP CODE 60419  
OR RECORDER'S OFFICE BOX NO. BOX 533

THIS ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS INSTRUMENT  
SEND SUBSEQUENT TAX BILLS TO:  
Jerome P. Hartnett  
Unit 328-3240 N. Manor Drive  
Lansing, Illinois 60438  
(Address)

22 771 555  
22 819 234  
DOCUMENT NUMBER

THE FOLLOWING ARE THE COVENANTS, CONDITIONS AND PROVISIONS REFERRED TO ON PAGE 1 (THE REVERSE SIDE OF THIS TRUST DEED) AND WHICH FORM A PART OF THE TRUST DEED WHICH THERE BEGINS:

1. Mortgagors shall (1) keep said premises in good condition and repair, without waste; (2) promptly repair, restore, or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or be destroyed; (3) keep said premises free from mechanics' liens or liens in favor of the United States or other liens or claims for lien not expressly subordinated to the lien hereof; (4) 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; (5) complete within a reasonable time any building or buildings now or at any time in process of erection upon said premises; (6) comply with all requirements of law or municipal ordinances with respect to the premises and the use thereof; (7) make no material alterations in said premises except as required by law or municipal ordinance or as previously consented to in writing by the Trustee or holders of the note.

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 the original or 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 desire 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 and windstorm under policies providing for payment by the insurance companies of moneys sufficient either to pay the cost of replacing or repairing the same or to pay in full the indebtedness secured hereby, all in companies satisfactory to the holders of the note, under insurance 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 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 full or partial payments of principal or interest on required. Mortgagors in any form and manner 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 therefor, or redeem from any tax lien or other lien or claim therefor affecting said premises or contest any tax or assessment. All moneys paid for any of the purposes herein authorized and all expenses paid or incurred in connection therewith, including reasonable attorneys' fees, and any other moneys advanced by Trustee or the holders of the note to protect the mortgaged premises and the lien hereof, plus reasonable compensation to Trustee for each matter concerning which action herein authorized may be taken, shall be so much additional indebtedness secured hereby and shall become immediately due and payable without notice and with interest thereon at the rate of seven per cent per annum. Inaction of 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, warrant 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 election of the holders of the principal note, and without notice to Mortgagors, all unpaid indebtedness secured by this Trust Deed shall, notwithstanding anything in the principal note or in this Trust Deed to the contrary, become due and payable when default shall occur in payment of principal or interest, or in case 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 the terms of the note described on page one or by acceleration or otherwise, holders of the note or Trustee shall have the right to foreclose the lien hereof and also shall have all other rights provided by the laws of Illinois for the enforcement of a mortgage debt. In any suit to foreclose the lien hereof, there shall be allowed and included an 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 attorneys' fees, Trustee's fees, appraiser's fees, costs for documentary and expert evidence, stenographers' charges, publication costs and costs (which may be estimated as to items to be expended for any of the decrees) of procuring all such abstracts of title, title searches and examinations, guarantee policies, Torrens certificates, and annual reports 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 provide evidence to bidders at any sale which may be had pursuant to such decree the true condition of the title to or the value of the premises. In addition, all expenditures and expenses of the nature in this paragraph mentioned shall become so much additional indebtedness secured hereby and immediate 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 action, suit or proceeding, including but not limited to probate and bankruptcy proceedings, to 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; (b) preparations for, the commencement of any suit for foreclosure hereof after receipt of such right to foreclose whether or not actually commenced; or (c) preparation 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 foreclosure sale of the premises shall be distributed and applied in the following order of priority: First, an amount 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 liens which under the terms hereof constitute secured indebtedness additional to that evidenced by the note hereby secured, with interest thereon as herein provided; third, all principal and interest remaining unpaid, with any overplus to Mortgagors, their heirs, legal representatives or assigns as their rights may appear.

9. Upon or at any time after the filing of a complaint to foreclose this Trust Deed, the Court in which such complaint 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 value of the premises or whether the same shall be then accepted as a foreclosure 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 for 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, possession, 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 or of such decree, provided such application is made prior to foreclosure sale; (2) the deficiency in case of a sale under such decree.

10. No action for the enforcement of the lien of this Trust Deed 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 of 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, 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 his own gross negligence or misconduct or that of the agents or employees of Trustee, and he may require indemnities satisfactory to him 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 one of the rest of a person who shall either before or after maturity thereof, produce and exhibit to Trustee the principal 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 genuine note herein described any note which bears a certificate of identification purporting to be executed by a prior trustee hereunder or which conforms in substance with the description herein contained of the principal note and which reports to be executed by the persons herein designated as the makers thereof; and where the release is requested of the original trustee and he never executed a certificate on any instrument identifying same as the principal note described herein, he may accept as the genuine principal note herein described any note which may be presented and which conforms in substance with the description herein contained of the principal 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 death, resignation, inability or refusal to act of Trustee, Edward L. Robinson shall be first Successor in Trust and in the event of his or his death, resignation, inability or refusal to act, the Recorder or Deeds of the county in which the premises are situated shall be second 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 acts performed hereunder.

15. 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 at any time liable for the payment of the indebtedness or any part thereof, whether or not such persons shall have executed the principal note, or this Trust Deed.

The Installment Note mentioned in the within Trust Deed has been identified herewith under Identification No. \_\_\_\_\_

**IMPORTANT**  
FOR THE PROTECTION OF BOTH THE BORROWER AND LENDER, THE NOTE SECURED BY THIS TRUST DEED SHOULD BE IDENTIFIED BY THE TRUSTEE, BEFORE THE TRUST DEED IS FILED FOR RECORD.

Trustee

02 171 555 22 819 234

END OF RECORDED DOCUMENT