## **UNOFFICIAL COPY**

Charles & Alexander	r' <b>2</b> 00-
6 63-53-703E 22 927 746 *22927741	
TRUST DEED THIS THE THE UNIVERSITY BANK	
University National Bank of Chicago 13-1 East 55th Street CTTC 7 If III ABOVE SHAPED, HUBBASE COSS Fig. S USE ONLY 10-74 Compliance 584-1200	1
ADRIAN K. IRVING, A Bachelor herein reterred to as Mortgagors," and CHIK AGO TITLE AND TRUST COMPANY  an imois corporation doing pusiness in Chicago, Illinois, herein referred to as TRUSTI witnesseth THAT, WHEP AS the Mortgagors are justly indebted to the legal holder or holders of the Instalment Note hereinafter described said legal hidder is holders being herein referred to as Holders of the Note in the principal sum of TWENTY-SEVEN THOUSAND, SIX HUNDALD and 00/100THS (\$27,500.00)	
and delivered, in 1d by which said Note the Mortgagors promise to pay the said principal sum and interest from November 1 1974 on the balance of principal remaining from time to time unpaid at the rate of eight and one-half per cent per annum in mistalments (including principal and interest) as follows	
of December 1974 and TWO HUNDRED THERY WITHE & 53/100THS Dollars on the remainder to principal, provided that the payments on account of the indebtedner eviden ed by sad note to be trist applied to interest on the unpaid principal bilinear and the remainder to principal, provided that the principal of each installment unless paid when due shall bear interest at the rate of nine per annum, and all of present and interest being made payable at such banking house or trust company in Chicago Il nows, as the holders of the note may from time to time in writing appoint and in absence of such appointment, then at the time University National Bank	
In said City  NOW THEREFORE the Mortgagors to secure the payment of the said pre-opelation (mone) and and interest in accordance with the terms provisions and immetations of this trust deed and the performance of the covenants and agr. ments acry is concained by the Mortgagors to be performed and also in an immediation of this trust deed and the performance of the covenants and agr. ments acry is concained by these present one by the performance of the performance of the covenants and agr. ments acry to the performance of the performance o	
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which, with the property, bereinafter described, is referred to herein as the premites.  TOGETHER with all improvements, tenements, easements fixtures and appurtunency; thereto belonging and ultrate, times and profits that of the TOGETHER with all improvements, tenements, easements fixtures and appurtunency; thereto belonging that the same and the reconcility of the property of t	C
Mortgages to netroy expressly recess and annual to the covenants, conditions and provisions appearing on page 2 (the reverse side of 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 heir trust deed) are incorporated herein by reference and are a part hereof and shall be binding on the mortgagors their heir	
successors and assigns WITNLSS the hand and seal of Mortgagors the day and year first above wrigton  [SEAL] Adrian K. Irving, A Bachelor	
[SEAL]	
STATE OF ILLINOIS,  I. L. MARY DECKER  SS a Notary Public in and for and residing in said County in the State aforesaid DO HEREBY CERTIFY THAT	
County of Adrian K. Irving, A Bachelor  Adrian K. Irving, A Bachelor  who ispersonally known to me to be the same person whose name is subscribed to the foregoing minimument, appeared before me this day in person and acknowledged that he signed, scaled and free and voluntary act for the uses and purposes therein set forth	22 927 746
Given under my hand and Notarul Scal thin 1st day of November 1974.    Given under my hand and Notarul Scal thin 1st day of November Notarul Scal thin 1st day of November Notarul Scal thin 1st day of November November Notarul Scal thin 1st day of November	746
Form 69111, 1914   Model   India, Instal.—Incl. Int. Page	

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Open Cook County Clerk's UNIT NO. 1 as delineated on survey of the following described parcel of real estate (hereinafter referred to as "Parcel"))

Lot 3 (except the north 36 feet thereof) and all of lot 4 in block 65 in Hyde Park in Section 11, Section 12 and Section 14, Township 38 North, Range 14 East of the third principal meridian, in Cook County, Illinois.

which survey is attached as Exhibit "A" to Declaration of Condominium made by the CD Exchange National Bank of Chicago, National Banking Association as Trustee under Trust Agreement dated April 11, 1974 and known as Trust No. 28993recorded in the office of the recorder of Cook County, Illinois, as document No. 22858253; together with an undivided 8.50interest in said parcel (excepting from said parcel—all the property and space comprising all the units as defined and set forth in said declaration and survey). Recorded September 25, 1974.

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 aforementioned Declaration:

This Mortgage 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.

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	Page 2	_	,   .
	JHE COVENANTS, CONDITIONS AND PROVISIONS RELEASED TO ON PAGE 1 (11)) BEYINGS (MICE) THIS TRUST DEED.  MANUSCHOOL THE PROVISION OF THE OWNER OF THE PROVISION OF		
8 m 1 m 2 m 2 m 2 m 2 m 2 m 2 m 2 m 2 m 2	upon request exhibit satisfactory vidence of the discharge of such prior from to Trustee or to holders of the note (4) complete within a reasonable time any building or buildings now or at any time in process of exection upon said premises (5) comply with all currenties of the note indicated ordinates with district to be recorded on the new literaction (6) make not material alterations in such as the new asset and the new literaction (6) make not material alterations in such as the new asset as a terminal ordinates.		
	2. Mertgagers shall pay to for, any penhity attachs sall general taxes and shall pay special taxes special securious terms to the heapy score extractions and unity of universe against the princes when date and shall prince meters request, fainth of terrosect or thoughts of the most deplicate recepts before the present difficult here under Mertgagers shall pay in tall under protects in the manner provided by statute, any tax or assessment which Mortgagers may do set to control.		
	3 Mortgagers shall keep all buildings and improvements now on herefite structed up and perions, morted against how a damage by fire, lightning or windustrien under poliuse, proceeding to person in thy to measure, composition, or one pay in fell this indebtedness scared hereby all in companie, settledness to the top and the medical control of the most control period in the companies settledness to the higher of the host when they have been been designed to the most under smeature, payable, in east of lowest damage, to Transact, for the hondrest of the host soft when the soft way developed the standard of the processing of the settled has the soft way to be a standard or except the settled has the soft against the settled has the settled h		
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	if any and purchase displange compromise or with any tax his no roother prior lien or title or claim thereof or referent from any tax sale or before the affecting said or primises or control or state or passes are control or state or as well as the analysis of passes and the control or connection through attentions face and any other money advanced by Trustee or the holders of the note to prince the mortgaged primises and the four holders and the control of the control or prince the mortgaged primises and the four holders of the note to prince the mortgaged primises and		.
	additional middletdness secured hereby and shall become immediately due and payable without notice and with interest thereon at the rate of per annount function of Trustee or holders of the note shall never be considered as a waver of any right accruing to them on account of any default become detailed in the note of the nation of the national statements.		
	5. The Traver of the holder of the note hereby second making any paymen the thy authorized claiming to exact a second might be a second mi		
	file. As not the title and without notes to Mortgagers all unpaid midshedness secured by the True De dockill motivationaling anything in the note or mix T. Dead to the contrast become due and popularly a memory of the title modeling popularly all any inclinator of principal or success to the post or risk when default shall occur and continue for three days in the performance of any other agreement of the Mortgagors become contains.		
	7 Sain U. indebts down by a cut of shall be some due whether by acceleration or otherwes, bolders of the mote of freque shall have the right to betracke the historiest in any active for existent in any active for existent and acceptance which must be paid or mearted by or on behalf of Trustee or holders of the mote for attorneys fees, Trustee's fees agreed and expense which must be paid or mearted by or on behalf of Trustee or holders of the mote for attorneys fees, Trustee's fees agreed as contained and context which may be extrained as them to be expended extra or documents.		
and the second	after entry of the deer and powering all such abstracts of title searches and examinations title insurance policies. Torrens certificates, and similar data and assurances with respect to titles. Trustee or holders of the note may deem to be reasonably necessary either to project the such soil or to evidence to		
	bodder at any sile white . b. I pursuant to wish device the true condution of the truth to or the value of the premises All regions divide with mercus the nature in the praegaph; instrumed shall become so much additional multich dense we control hereby an instrumentally due and papable with interests thereon at the rate of warn, a fixing part . white past or insurred by Trustee or holder or thouse mention with vary proceeding including produce and behaviorup, proceedings in fails, it is not do than whall be a party either a polarital fixaminar of defined to be rated of or any indiction of the control of the contro		
	herrof whether on ot actually commend.  8. The proceeds of any foreclosure cases of the precises shall be distributed and applied in the following order of priority. First, on account of all costs and express medicant in the foreclosure priority diagons, hading all such times as an mentioned in the precise grapage phenomenon and influence which indicates the priority of the prior		
	principal and interest remaining suspaid on the line. "Author no overflow to Mortgapers their here keep representatives or assets as their rights may appear."  9 Upon or at any time after the filing of a bill to bet, "A "overflow to Mortgapers their here keep representatives or assets as their rights may appoint a receiver of said premises which appointment may be made other before or after one "one notice without regard to the whereas or unwhereasy of Mortgapers at the time of application for which terest and without regard to the other nor of their terms of admitted the name full be the no excepted as homesteed or not and the		
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	party interposing sams or an action at law upon the note hereby secured  11. Thustee or the holders of the note shall have the right to inspect the premises at reasonable times and access thereto shall have the right to inspect the premises at reasonable times and access thereto shall be permisted for that		
The state of the s	purpose. It is no duty to examine the title location existence or condition of the purpose, inquire into the solidity of the signatures or the sidentity capacity or authority of the signatures or the note or trust deed not shall Trustee or a nated or record this titus deed or to exercise any gower better given indicas spreedy obligated by the terms brick, to be bubble for any acts or omnowins her, and a capen case it to only good properties.		·
in the second	herein golvi unless spirody obligated by the terms livest, not be lable for any axis or missions from add, "exper in case of its own grows negligence or miscondulor to the of the agents or employees of Francis and it may require indemnities satisfactory; in the "coverencing any powering good or "Thirty object," the proper instrument upon presentation of "stafe" my reduce that all indebtedness secured at the contraction of the c		
	after maturiny, thereof produce and vehicle to Trustee the more repris using that all indeptedness hereby with his been paid, which representation Trustee may very the assumed major where a release is requested of a successor trustee, and consistent of the except as the most reprise the distribed app, note which have an identification number purporting to be placed therein by a pure trustee thereined or and the office main is substance with the description and the first production of the consistent of the description and the consistent of the con		
	any not, which may be presented and which conforms in substance with the description beroin contained of the note and, which purpe, is to be executed by the person's knew designated as makes the reof.  14. Trunke may riving by instrument in writing filed in the office of the Recorder or Registrar of Titles in which that "ret", shall have been recorded or Jitled in case of the registration of programs in about or refused for Jitled in case of the registration of the country in "n, by premiers are "for the programs".		
	attacted shift be Successor in Trust. Any Successor in Trust hereunder shall have the identical-taile powers and authority as are herein, river—and any Butter on successor shall be notified to resionable compensation find all acts performed/recounder.  15 "Interference on the professionates are the successor of the successor of the professional design of the successor of		11)
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	I M P O R T A N T Identification 90		O.
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