

UNOFFICIAL COPY

Loan No. 1-3168

TRUST DEED

563684

22 170 503

Form CBT-1524

THE ABOVE SPACE FOR RECORDERS USE ONLY

DEC 28 61.87.781 PM -1

THIS INDENTURE, Made----November 27,--19 72, between Citizens Bank & Trust Company, an Illinois Banking Corporation, not personally but as Trustee under the provisions of a Deed or Deeds in trust duly recorded and delivered to said Bank in pursuance of a Trust Agreement dated--Nov. 27, 1972-- and known as trust number --66-1830, herein referred to as "First Party," and -CHICAGO TITLE INSURANCE COMPANY-

an Illinois corporation herein referred to as TRUSTEE, witnesseth:
THAT, WHEREAS First Party has concurrently herewith executed an instalment note bearing even date here-with of the Principal Sum of FIFTY FIVE THOUSAND AND 00/100-----Dollars,

made payable to BEARER and delivered, in and by which said Note the First Party promises to pay out of that portion of the trust estate subject to said Trust Agreement and hereinafter specifically described, the said principal sum and interest from -----the date hereof-----on the balance of principal remaining from time to time unpaid at the rate of -----8-----per cent per annum in instalments as follows: FOUR HUNDRED SIXTY AND 05/100 OR MORE-----

Dollars on the -----first----- day of-----February--19 73-- and FOUR HUNDRED SIXTY AND 05/100 OR MORE-----

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--January--1983 . 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 -----8-----per cent per annum, and all of said principal and interest being made payable at such banking house or trust company in ----Park Ridge--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 -----CITIZENS BANK & TRUST COMPANY-----in said City,

NOW, THEREFORE, First Party 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 also in consideration of the sum of One Dollar in hand paid, the receipt whereof is hereby acknowledged, does by these presents grant, remise, release, alien and convey unto the Trustee, its successor and assigns, the following described Real Estate situated, lying and being in the COUNTY OF -----Cook-----AND STATE OF ILLINOIS, to wit:

Lot 18 in Block 5 in Edison Park in Section 26, Township 41, Range 12 East of the Third Principal Meridian in Cook County, Illinois.

500

The Mortgagor hereby waives any and all rights of redemption and any other rights of foreclosure of this Mortgage, on behalf of the Mortgagor, the premises, and all persons beneficially interested therein, and each and every person except decree or judgment creditors of the Mortgagor in its representative capacity and of the premises, acquiring any interest in or title to the premises subsequent to the date of this Mortgage, pursuant to the provisions of Chapter 77 of the Illinois Revised Statutes. When sale is had under any decree of foreclosure of this Mortgage, upon completion of such sale, the Master in Chancery or other officer making such sale, or his successor in office, shall be and is authorized immediately to execute and deliver to the purchaser at such sale, a deed describing and conveying the premises purchased by him, showing the amount paid therefor, or if purchased by the person in whose favor the order of decree is entered, the amount of his bid therefor.

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 thereon so long and during all such times as First Party, its successors or assigns may be entitled thereto which are pledged primarily and on a party 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, inador 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 First Party or its 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 here-in set forth.

IT FURTHER UNDERSTOOD AND AGREED THAT:

1. Until the indebtedness aforesaid shall be fully paid, and in case of the failure of First Party, its successors or assigns to: (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 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 notes; (4) complete within a reasonable time any building or buildings now or at any time in process of erection upon said premises; (5) comply with all requirements of law or municipal ordinances with respect to the premises and the use thereof; (6) refrain from making material alterations in said premises except as required by law or municipal ordinance; (7) pay before any penalty attaches all general taxes, and pay special taxes, special assessments, water charges, sewer service charges, and other charges against the premises when due, and upon written request, to furnish to Trustee or to holders of the note duplicate receipts therefor; (8) pay in full by the insurance companies of monies 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

D E L I V E R Y INSTRUCTIONS
NAME CITIZENS BANK & TRUST COMPANY
STREET One South Northwest Highway
CITY Park Ridge, Illinois 60068
OR
RECORDERS OFFICE BOX NUMBER 405

FOR RECORDERS INDEX PURPOSES
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE

6780 Northwest Highway

Chicago, Illinois

22 170 503

SS 110 203

holders of the note, such rights to be evidenced by the standard mortgage clause to be attached to each policy; and to deliver all policies, including addi-

2. The Trustee or the holders of the note hereby secured making any payment hereby authorized relating to taxes or assessments, may do so accord-

3. At the option of the holder of the note or in this trust deed, to the contrary, become due and payable (a) immediately in the case of default or

4. When the indebtedness hereby secured shall become due whether by acceleration or otherwise, holders of the note or Trustee shall have the

5. 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

6. 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 prem-

7. Trustee or the holders of the note shall be obligated to record this trust deed

8. Trustee has no duty to examine the title, location, extent or condition of the premises, nor shall Trustee be liable for any acts or omissions hereunder, except in case of

9. Trustee shall release this trust deed and the lien hereof by executing and delivering a release hereof to and at the request of any person who shall

10. 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

COOK COUNTY, ILLINOIS
FILED FOR RECORD.

Dec 28 '72 3 02 PM

Edwin R. Olson
RECORDER OF DEEDS

22170503

THIS TRUST DEED is executed by the Citizens Bank & Trust Company; not personally but as Trustee as aforesaid in the exercise of the power

CITIZENS BANK & TRUST COMPANY As Trustee as aforesaid and not personally.

By [Signature] VICE-PRESIDENT

Attest [Signature] ASSISTANT SECRETARY

I, Mary C. Roberts a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY, that

James N. Barr Vice-President of the Citizens Bank & Trust Company, and

Robert A. Gambell Assistant Secretary of said Bank, who are personally known to me, and the same persons whose names are subscribed to the

Instrument as such Vice-President and Assistant Secretary, respectively, appeared before me this day in person and

acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary

act of said Bank, and that they are duly qualified to act as such Vice-President and Assistant Secretary, and that said Assistant Secretary

acknowledged that said Assistant Secretary, as custodian of the corporate seal of said Bank, did affix the corporate seal

of said Bank to said instrument as said Assistant Secretary's own free and voluntary act and as the free and voluntary act of said

Bank, and that said instrument was duly executed and delivered by said Bank, and that said instrument was duly recorded in the

office of the Recorder of Deeds of said County, in the state aforesaid, on this 14th day of December, 1972

Given under my hand and Notarial Seal this 14th day of December, 1972

Mary C. Roberts Notary Public

The Instrument mentioned in the within Trust Deed has been identified herewith under Identification No. 563584



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.

CHICAGO TITLE AND TRUST COMPANY
[Signature]
Assistant Trust Officer/Trustee
Secretary