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COOK COUNTY, ILLINOIS
FILED FOR RECORD

Loan No. 1-3282

W. H. Olson
RECORDING FOR UREDS

TRUST DEED

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Form 944 Rev. 1-68

THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE, Made -----May 4,----- 19 73 , between American National Bank and Trust Company of Chicago, a National Banking Association, not personally but as Trustee under the provisions of a Deed or Deeds in trust duly recorded and delivered to said Company in pursuance of a Trust Agreement dated May 8, 1972 and known as trust number--76743-----, herein referred to as "First Party," and CITIZENS BANK & TRUST COMPANY-----

herein referred to as TRUSTEE, witnesseth:

THAT, WHEREAS First Party has concurrently herewith executed a principal note bearing even date herewith in the Principal Sum of ONE HUNDRED SEVENTEEN THOUSAND FIVE HUNDRED AND 00/100-----

made payable to BEARER-----(\$ 117,500.00-----) Dollars,

and delivered, in and by which said Principal Note the First Party promises to pay out of that portion of that trust estate subject to said Trust Agreement and hereinafter specifically described, the said principal sum on May 4, 1974----- with interest thereon until maturity at the rate of -----eight-----

per cent per annum payable semi-annually, on the -----4th----- day of -----November----- and of -----May----- in each year;

all of said principal and interest bearing interest after maturity at the rate of ^{nine} ~~seven~~ per cent per annum, and said principal and interest being made payable at such banking house or trust company in Park Ridge-----, Illinois, as the holders of the note 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, his successors and assigns, the following described Real Estate situate, lying and being in the COUNTY OF -----COOK----- AND STATE OF ILLINOIS, to wit:

SEE ATTACHED RIDER

THIS RIDER IS ATTACHED TO AND MADE A PART OF TRUST DEED FROM AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, TRUSTEE UNDER TRUST NO. 76743 TO CITIZENS BANK & TRUST COMPANY, DATED MAY 4, 1973.

That part of the Southeast Quarter of the Northeast Quarter of the Northeast Quarter of Section 12, Township 42 North, Range 10 East of the Third Principal Meridian, described as follows: Beginning at the Southwest Corner of the Southeast Quarter of the Northeast Quarter of the Northeast Quarter of Section 12 aforesaid; thence North 0° 00' 42" West along the West line of the Southeast Quarter of the Northeast Quarter of the Northeast Quarter of Section 12 aforesaid 213.95 feet; thence North 89° 59' 18" East at right angles thereto 183.0 feet; thence South 22° 43' 29" East 32.79 feet to a point of intersection with a line perpendicular to the South line of the Southeast Quarter of the Northeast Quarter of the Northeast Quarter of Section 12 aforesaid drawn through a point in said South line 106.33 feet East of the Southwest Corner thereof; thence South 56° 12' 07" West 74.11 feet to a point 142.45 feet North of (as measured along the West line) and 134.0 feet East (as measured at right angles) of said West line of the Southeast Quarter of the Northeast Quarter of the Northeast Quarter of Section 12 aforesaid; thence South 49° 14' 18" West 195.57 feet to the place of beginning, in Cook County, Illinois.

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Office

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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 so long and during all such times as First Party, its successors or assigns may be entitled thereto (which are viewed 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 (with 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 herein set forth.

IT IS 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 or charge on the premises superior to the lien hereof and to 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 buildings now or at any time in process of erection upon said premises; (5) comply with all requirements of law or municipal ordinance; (6) respect against the premises when due, and upon written request, to furnish to Trustee or to holders of the note duplicate receipts therefor; (7) in full under protest, in the manner provided by statute, any tax or assessment which First Party may desire to contest; (8) keep all buildings and improvements now or hereafter situated on said premises insured against loss or damage by fire, lightning or 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 thereby, all in compliance 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 to deliver all policies, including original and renewal policies, to holders of the note, and in case of insurance about to expire, to deliver renewal policies not less than ten days prior to the respective dates of expiration; then Trustee or the holders of the note may, but need not, make any payment or perform any act hereinafter set forth in any form and manner deemed expedient, and may, but need not, make full or partial payments of principal or interest on prior encumbrances, if any, and purchase, discharge, compromise or settle any tax lien or other prior lien or title or claim thereof, or redeem from any tax sale or forfeiture any lien hereof, including attorney's 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 of the provisions of this paragraph.

D E L I V E R Y	NAME	Citizens Bank & Trust Company
	STREET	One South Northwest Highway
	CITY	Park Ridge, Illinois 60068
	INSTRUCTIONS	OR RECORDER'S OFFICE BOX NUMBER 405

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

1424 Carol Court
 Palatine, Illinois 60067

52-918 963

2. 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 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 thereof.

11. Repayment will be at the rate of \$23,500.00 for each unit sold.

The Mortgagor hereby waives any and all rights of redemption from sale under any order or decree or 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.

THIS TRUST DEED is executed by the American National Bank and Trust Company of Chicago, not personally but as Trustee as aforesaid in the exercise of the power and authority conferred upon and vested in said American National Bank and Trust Company of Chicago, hereby warrants that it possesses full power and authority to execute this instrument, and it is expressly understood and agreed that nothing herein or in any note contained shall be construed as creating any liability on the said First Party or on said American National Bank and Trust Company of Chicago personally to pay the said note or any part thereof, or to secure thereon or any indebtedness arising hereunder, or to perform any covenants either express or implied herein contained, all such liability, if any, being expressly waived by Trustee and by every person now or hereafter claiming any right or security hereunder, and that so far as the First Party and its successors and said American National Bank and Trust Company of Chicago are concerned, the legal holder or holders of said instrument and the owner or owners of any indebtedness secured hereunder shall look solely to the premises hereby conveyed for the payment thereof, and the enforcement of the lien hereby created, in the manner herein and in said note provided or by action to enforce the personal liability of the guarantor, if any.

IN WITNESS WHEREOF, American National Bank and Trust Company of Chicago not personally but as Trustee as aforesaid, has caused these presents to be signed by one of its Vice-Presidents or Assistant Vice-Presidents and its corporate seal to be hereunto affixed and attested by its Assistant Secretary, the day and year first above written.

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO as Trustee, as aforesaid and its duly

By [Signature] VICE PRESIDENT
Attest [Signature] ASSISTANT SECRETARY



STATE OF ILLINOIS, ss.
COUNTY OF COOK }

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that the foregoing instrument was duly executed and delivered by the American National Bank and Trust Company of Chicago, a National Banking Association, a corporation personally known to me to be the same persons whose names are subscribed to the foregoing 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 National Banking Association for the uses and purposes therein set forth and the said Assistant Secretary and I also acknowledged that said Assistant Secretary, as custodian of the corporate seal of said National Banking Association caused the corporate seal of said National Banking Association to be affixed to said instrument and said Assistant Secretary's own free and voluntary act and as the free and voluntary act of said National Banking Association for the uses and purposes therein set forth.

Given under my hand and Notary seal,

[Signature] Notary Public

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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 Instalment Note Trust Deed has been identified herewith under Identification No. [Number]

Trustee