



TRUST DEED

CITC 1

THIS INSTRUMENT WAS PREPARED BY  
PARK NATIONAL BANK OF CHICAGO G. R. SCIBOR  
2956 N. MILWAUKEE AVE.  
CHICAGO, ILLINOIS 60618

23 750 367

THE ABOVE SPACE FOR RECORDER'S USE ONLY

SEP 24 6 4-9 47 JTS

THIS INDENTURE, made September 20, 1975 between KENNETH L. HENSLEY, MARRIED TO BARBARA S. HANDEA, PARK NATIONAL BANK OF CHICAGO, a National Banking Association herein referred to as "Mortgagors", and CHICAGO TITLE AND TRUST COMPANY, INC. 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 principal Promissory Note hereinafter described, said legal holder or holders being herein referred to as Holders of the Note, in the Principal Sum of

ONE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS, evidenced by one certain Principal Promissory Note of the Mortgagors of even date herewith, made payable to THE ORDER OF BEARER and delivered, in and by which said Principal Note, the Mortgagors promise to pay the said principal sum on or before One (1) year with interest thereon from September 20, 1975 until maturity at the rate of 9 per cent per annum, payable semi-annually on the 15th day of each and every month in each year; all of said principal and interest bearing interest after maturity at the rate of 10 per cent 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 PARK NATIONAL BANK OF CHICAGO in said City.

NOW, THEREFORE, the Mortgagors 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 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, situate, lying and being in the Village of Mount Prospect, COUNTY OF COOK, AND STATE OF ILLINOIS.

LEGAL DESCRIPTION ATTACHED HERETO AND MADE PART HEREOF

5. The land referred to in this policy is described as follows:  
That part of Lot 1 in Kenroy's Huntington, being a Subdivision of part of the East half of Section 14, Township 41 North, Range 11, East of the Third Principal Meridian, described as follows:  
Commencing at the most North Westerly corner of said Lot; thence South 0 degrees, 02 minutes, 15 seconds West along the West line thereof, 450.165 feet to the point of intersection with a line drawn 450.00 feet (measured perpendicularly) South of and parallel with the North line of said Lot, being the point of beginning of the herein described parcel of land; thence North 88 degrees, 25 minutes, 07 seconds East along said parallel line 198.466 feet; thence South 0 degrees, 01 minutes, 40 seconds West 501.788 feet to a point of curvature; thence South Westerly 30.818 feet along the arc of a circle of 25.00 feet radius, convex to the South East and whose chord bears South 35 degrees, 20 minutes, 23 seconds

West to a point of tangency; thence South 70 degrees, 39 minutes, 23 seconds West 104.867 feet to a point of curvature; thence South Westerly 152.834 feet along the arc of a circle of 124.00 feet radius, convex to the North West and whose chord bears South 35 degrees, 20 minutes, 40 seconds West to a point of tangency with the West line of Lot 1, aforesaid; thence North 0 degrees, 02 minutes, 15 seconds East along said West line 671.769 feet to the herein designated point of beginning; excepting from the above described tract that part thereof, bounded and described as follows:  
Commencing at the most North Westerly corner of said Lot; thence South 0 degrees, 02 minutes, 15 seconds West, 450.165 feet along the West line thereof to the point of intersection with a line drawn 450.00 feet (measured perpendicular) South of and parallel with the North line of said Lot, said point being the place of beginning of the following described parcel of land: thence North 88 degrees, 29 minutes, 07 seconds East 198.466 feet along said parallel line; thence South 0 degrees, 01 minutes, 40 seconds West, 126.005 feet; thence South 88 degrees, 29 minutes, 07 seconds West, 198.487 feet along a line parallel to the North line of said Lot 1, to the point of intersection with the West line of said Lot; thence North 0 degrees, 02 minutes, 15 seconds East, 126.006 feet along said West line to the hereinabove designated place of beginning, in Cook County, Illinois.

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Property of Cook County Clerk's Office

02-250-367

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, indoor 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] Kenneth L. Hansen [SEAL]  
[SEAL] [SEAL]

STATE OF ILLINOIS

SOPHIE WOJTAS

SS.

a Notary Public in and for the State of Illinois, in the State aforesaid, DO HEREBY CERTIFY THAT  
- KENNETH L. HANSEN - , married to Barbara Hansen



who ~~is~~ personally known to me to be the same person ~~is~~ 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.

Given under my hand and Notarial Seal this 20th day of September, 1976.

Notarial Seal

480

Sophie W. Wojtas Notary Public

THE COVENANTS, CONDITIONS AND PROVISIONS REFERRED TO ON PAGE 1 (THE REVERSE SIDE OF THIS TRUST DEED):

1. Mortgagors shall (a) promptly repair, restore or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or destroyed; (b) 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; (c) 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; (d) complete within a reasonable time any building or buildings now or at any time in process of erection upon said premises; (e) comply with all requirements of law or municipal ordinances with respect to the premises and the use thereof; (f) make no material 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 service 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; 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 (and flood damage, where the lender is required by law to have its loan so insured) 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 compliance satisfactory to the holders of the note, and 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 any payment or perform any act hereinbefore required of Mortgagors in any form and manner deemed expedient, and may, but need not, make full or partial payments of principal or interest on prior encumbrances, and may purchase, discharge, compromise or settle any tax lien or other prior lien or title or claim thereof, or redeem from any tax sale or foreclosure, in the 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 attorneys' fees, and any other moneys advanced by Trustee or the holders of the note to protect the mortgaged premises, shall be a lien hereon, 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 a rate equivalent to the post maturity rate set forth in the note securing this trust deed, if any, otherwise the prematurity rate set forth therein. 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, 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, foreclosure, tax lien or title or claim thereon.

6. Mortgagors shall pay current amount of indebtedness herein mentioned, both principal and interest, when due according to the terms hereof. At the option 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 to the contrary, become due and payable when default shall occur and continue for three days in the payment of any interest or 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 for the principal note in the Trust Deed to the contrary, and 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 attorneys' fees, Trustee's fees, appraiser's fees, outlays for documentary and expert evidence, stenographers' charges, publication costs and costs (which may be estimated as to items to be expended after entry of the decree) of preparing 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 true condition of the title to or the value of the premises. All expenditures and expenses in the nature of those mentioned shall become so much additional indebtedness secured hereby and immediately due and payable, with interest thereon at a rate equivalent to the post maturity rate set forth in the note securing this trust deed, if any, otherwise the prematurity rate set forth therein, when paid or incurred by Trustee or holders of the note in connection with (a) any proceeding, including probate and bankruptcy proceedings, to which either of them shall be a party, either as plaintiff 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 foreclosure 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 of the trust deed constitute secured indebtedness in addition to that evidenced by the principal note, with interest thereon as herein provided; third, all principal and interest remaining unpaid on the principal note; fourth, any overplus to Mortgagors, their heirs, legal representatives or assigns, as their rights may appear.

9. Upon, after the filing of a bill to foreclose on 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, with or without notice, without regard to the solvency or insolvency of Mortgagors at the time of application for such receiver and without regard to their status 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 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 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 power 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: (a) 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; (b) the deficiency in case of a sale and deficiency.

10. No action for the enforcement of the lien or 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 a 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 by the terms of the trust deed, nor shall Trustee be liable for any negligence or misconduct on the part of the agents or employees of Trustee, and it may require indemnities 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 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 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 principal note and which purports to be executed by the persons herein designated as the makers thereof, and where the release is requested of a principal trustee and it has never placed an identification number on the principal note described herein, it may accept as the genuine 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 resignation, inability or refusal to act of Trustee, the then Recorder of Deeds of the county in which the premises are situated shall be Successor in Trust. Any Successor in Trust hereunder shall have the identical title, powers and authority as are herein given Trustee.

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 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 word "note" when used in this instrument shall be construed to mean "notes" when more than one note is used.

16. Before releasing this trust deed, Trustee or successor shall receive for its services a fee as determined by its rate schedule in effect when the release deed is issued. Trustee or successor shall be entitled to reasonable compensation for any other act or service performed under any provisions of this trust deed. The provisions of the Trust And Trustees Act of the State of Illinois shall be applicable to this trust deed.

1976 DEC 16 PM 2 54

DEC-16-76 2 9 2 4 5 • 23750367 - A -- Rec

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CHICAGO TITLE INS CO

DELIVER TO THE REGISTER

TRUST DEED DUPLICATE

FILED WITH THE REGISTER

28 9 7 3 3 0

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PLACE IN RECORDER'S OFFICE BOX NUMBER

IMPORTANT: FOR THE PROTECTION OF BOTH THE LENDER AND THE BORROWER, THIS TRUST DEED SHOULD BE IDENTIFIED BY CHICAGO TITLE INS CO AS THE TRUSTEE, BEFORE THE TRUST DEED IS RECORDED.

MAIL ROOM

1480

Identification No. 1057

PARK NATIONAL BANK AND TRUST COMPANY, Trustee.

By: Charles L. Gray, Assistant Secretary, Mortgages Vice President

SEP 30 12 00 PM '76

FOR RECORDER'S INDEX PURPOSES INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

Shant Club Road

St. Prospect, IL

1203289

2411-1

195

RCB

END OF RECORDED DOCUMENT