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HO 004-22-400H
MAR 18 2 21 PM '77

COOK COUNTY, ILLINOIS
FILED FOR RECORD

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Silvery R. ...
RECORDER OF DEEDS
*23855721

TRUST DEED MAR 18 2 16 PM '77

THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE, made March 1, 1977, between

Howard S. Silverman and Memel E. Silverman, his wife

herein referred to as "Mortgagors," and LA SALLE NATIONAL BANK, National Banking Association, 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 Instalment Note hereinafter described, said legal holder or holders being herein referred to as Holders of the Note, in the principal sum of Fifty-Five Thousand and no/100-----\$55,000.00----- evidenced by one certain Instalment Note of the Mortgagors of even date herewith, made payable to BEARER

Dollars
11 00

and delivered, in and by which said Note the Mortgagors promise to pay the said principal sum and interest from Disbursement date on the balance of principal remaining from time to time unpaid at the rate of 8 1/2 per cent per annum in instalments as follows:

Four Hundred, Twenty-Six and 13/100-----\$426.13-----or more-----

Dollars on the 1st day of June 1977 and Four Hundred, Twenty-Six and 13/100-----\$426.13-----or more-----

Dollars on the 1st 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 1st day of May 1978

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 highest lawful rate per annum after maturity with the 1st acceleration or otherwise, and all of said principal and interest being made payable at such banking house 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 La Salle National Bank 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 hereby present 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

to wit: City of Chicago COUNTY OF Cook AND STATE OF ILLINOIS,

Rider pertaining to legal description is attached hereto and made a part hereof.

This Rider is attached to Trust Deed dated March 1, 1977 between Howard S. Silverman and Memel E. Silverman and LaSalle National Bank

Unit No. 6-C, as delineated on Plat of Survey of the following described parcel of Real Estate (hereinafter referred to as 'Parcel'):

Lots 12, 13, 14, 15, and 16 in Allemendinger's Lake Shore Drive addition to Chicago, being a subdivision of part of block 13 of Canal Trustees' subdivision of the South fractional 1/2 of section 3, Township 39 North, Range 14 East of the Third Principal Meridian, which survey is attached as Exhibit 'A' to Declaration of Condominium made by Chicago Title and Trust Company, a corporation of Illinois, as Trustee under Trust Agreement dated July 14, 1969 and known as Trust Number 53951, recorded in the office of the Recorder of Deeds of Cook County, Illinois, as Document 22300553; together with an undivided .5070 per cent 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) all in Cook County, Illinois.

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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 for so long and during all such times as the 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, whether single units or centrally controlled, used to supply heat, gas, air conditioning, water, light, power, refrigeration and ventilation, including (without restricting the foregoing) screens, window shades, storm doors and windows, floor coverings, fit-a-door beds, awnings, stoves and water heaters. All of the foregoing are declared to be a part of said real estate whether physically attached thereto at wit, 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.

Howard S. Silverman [SEAL]
Memel E. Silverman [SEAL]

I, Dorothy M. CERVENKA, a Notary Public in and for and residing in said County in the State aforesaid, DO HEREBY CERTIFY THAT Howard S. Silverman and Memel E. Silverman, his wife

who are personally known to me to be the same persons whose name they signed, sealed and delivered the instrument, appeared before me this day in person and acknowledged that they are and voluntarily act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and Notarial Seal this 17th day of March, A. D. 1977

Notary Public



My Commission expires 6/5/79

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

1. Mortgagors shall (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 encumbrances of 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 upon request 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 ordinances with respect to the premises and the use thereof; (6) 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 or wind-storm 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 restore 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 Trustee for the benefit of the holders of the note, and in case of insurance about to expire, shall deliver retrieval policies not less than ten days prior to the expiration and renewal policies, to holders of the note, and in case of insurance about to expire, shall deliver retrieval policies not less than ten days otherwise, the Trustee shall have the right, but not the duty, to adjust, collect, settle, compromise or litigate any claims, against insurance companies and the Trustee's action in this regard shall be conclusive as against the Mortgagors and all sums thus recovered, if any, shall be held, disbursed and applied as the Trustee may see fit or the holder or holders of the note may direct, either in reduction of the unpaid mortgage indebtedness or to the restoration or repair of the said premises.

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, 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 foreclosure affecting said premises or contest fees, and any other moneys advanced by Trustee or the holders of the note, 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, and in case of insurance about to expire, shall deliver retrieval policies not less than ten days prior to the expiration and renewal policies, to holders of the note, and in case of insurance about to expire, shall deliver retrieval policies not less than ten days otherwise, the Trustee shall have the right, but not the duty, to adjust, collect, settle, compromise or litigate any claims, against insurance companies and the Trustee's action in this regard shall be conclusive as against the Mortgagors and all sums thus recovered, if any, shall be held, disbursed and applied as the Trustee may see fit or the holder or holders of the note may direct, either in reduction of the unpaid mortgage indebtedness or to the restoration or repair of the said premises.

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 issued 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.

6. Mortgagors shall pay each item of indebtedness herein mentioned, both principal and interest, when due according to the terms hereof. At the option of the holder of the note, in the event of default in making payment of any installment of principal or interest on the note or (b) when default shall occur and continue for three days in the performance of any other agreement of the Mortgagors herein contained.

7. In case of default herein the Mortgagors shall give all right to the possession, income and rents of said premises (including accrued and unpaid income and rents) and thereupon it shall be lawful for the Trustee or holders of the note and it is hereby expressly authorized and empowered to enter into and upon and take possession of the premises hereby conveyed, to lease the same, collect and receive all the rents, issues and profits thereof (accrued or otherwise), and apply the same, less the necessary expenses for the collection thereof, for the care and preservation of said premises, including any such expense as the payment of Trustee's fees, insurance premiums, taxes, assessments and water charges, in reduction of said indebtedness; and that when the indebtedness hereby secured shall become due, whether by acceleration or otherwise, holders of the note shall have the right to foreclose the lien hereof. In any suit to foreclose the lien hereof, there 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, appraisers' 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 procuring all such abstracts of title, title searches and examinations, guaranties, Title Insurance certificates, and similar data and assurances with respect to title as Trustee or holders of the note may deem to be reasonably necessary and proper 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 due and payable, with interest thereon at the highest lawful rate per annum, when paid or incurred by Trustee or holders of the note in connection with (a) any Decree 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 or 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 hereof constitute security for the indebtedness additional to that evidenced by the note, with interest thereon as herein provided; third, all principal and interest remaining unpaid on the note; fourth, any overplus to Mortgagors, their heirs, legal representatives, assigns, as their rights may appear.

9. 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 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 appointment and without regard to the then value 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 the 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 or not the receiver is appointed, as well as during any period or periods which may be authorized by the court. The receiver, upon appointment, shall be entitled to collect such rents, issues and profits, and all other powers which may be necessary or proper to carry out the duties of his office, and to exercise the same 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 principal and interest on the note secured by 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; (2) the deficiency in case of a sale and deficiency.

10. No action for the enforcement of the note or of any provision hereof shall be subject to any defense which would not be good and available to the party interposing the same in an action at law upon the note hereby secured.

11. In the event the Mortgagors sell or dispose of the mortgaged premises by Deed or by Agreement for Deed, then and without notice or demand, the entire principal balance unpaid as of the date of such sale or disposition shall become immediately due and payable to the Trustee or holders of the note, and the Trustee or holders of the note shall have the right to inspect the premises at all reasonable times and access thereon shall be permitted for that purpose.

12. Trustee has no duty to examine the title, location, existence, or condition of the premises or inquire into the validity of the signatures, or the identity, capacity or authority, of the Mortgagors or agent of the Mortgagors 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 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 any and every person who shall, either before or after maturity, without inquiry, produce a release or receipt requested of a successor trustee, such successor trustee may accept as the note herein described any note which bears an identification number purporting to be placed thereon by a prior trustee hereunder, or which is countersigned with the description herein contained of the note and which purports to be executed by the persons herein designated as the makers thereof; and where the release is requested of the original Trustee and it has in substance with the description herein contained of the 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 Trust Deed shall have been recorded or filed. In case of the resignation, inability or refusal to act of Trustee, the then Recorder or Registrar of Titles of the county in which the premises are situated shall be successor in office. Any Successor in Trust hereunder shall have the identical title, powers and authority as are herein given Trustee, and any Trustee or successor in office is 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 such persons shall have evented the note or this Trust Deed, this Trust Deed shall further stand as security for any other obligation, now existing or hereafter created, of the undersigned or either of them, to the holder hereof.

16. LA SALLE NATIONAL BANK, personally, may buy, sell, own and hold the note or any interest therein, before or after maturity, and whether or not in default; and said Bank as a holder of the note or any interest therein and every subsequent holder shall be entitled to all the same security and to all the same rights merger of the interest of said Bank as a holder of the note and as Trustee hereunder shall be deemed to occur at any time. Any actions or remedies provided in this Trust Deed to be taken by the Trustee or the holders of the note may be taken or had jointly by the Trustee and any holder of the note.

17. Mortgagee agrees that, in order to more fully protect the security of this Trust Deed, Mortgagee will deposit with the holder of the note, on the first day of each month, one-twelfth of the amount (as estimated by the holder of the note) which will be sufficient to pay taxes, special assessments, and other charges, and interest on the real estate that will become due and payable during the ensuing year. The holder of the note shall hold such monthly deposits in trust without any allowance of interest and shall use such fund for the payment of such items when the same are due and payable. If, at any time, the fund so held by the holder of the note is insufficient to pay any such item when the same shall become due, the holder of the note shall advise Mortgagee of the deficiency and Mortgagee shall, within ten days after receipt of such notice, deposit with the holder of the note such additional funds as may be necessary to pay such items. Failure to make any such deposit when due shall be a breach of this mortgage. If at any time there be default in any of the provisions of this mortgage, the holder of the note may at its option apply any moneys in the fund on any of the mortgages and in such order and manner as it may elect. On full payment of the mortgage debt any moneys in the fund shall be paid over to the owner. On prepayment of the debt, any amount in the fund shall be credited on the indebtedness. Transfer of legal title to the mortgaged real estate shall automatically transfer to the new owner the beneficial interest in the fund.

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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 LA SALLE NATIONAL BANK, TRUSTEE, BEFORE THE TRUST DEED IS FILED FOR RECORD.

DELIVERY INSTRUCTIONS LA SALLE NATIONAL BANK Real Estate Loan Department 135 South La Salle Street Chicago, Illinois 60609

OR RECORDERS' OFFICE BOX NUMBER 1329 FOR RECORDERS INDEX PURPOSES INSERT STREET ADDRESS OF THE ABOVE DESCRIBED PROPERTY HERE

The Installment Note mentioned in the within Trust Deed has been identified herewith under Identification No. 81964

LA SALLE NATIONAL BANK, as Trustee. By Assistant Secretary.

PREPARED BY THIS INSTRUMENT PREPARED BY LA SALLE NATIONAL BANK 135 SOUTH LA SALLE STREET CHICAGO, ILLINOIS 60603 REAL ESTATE LOAN DEPARTMENT