

UNOFFICIAL COPY

This instrument is
by Michael T. D. Smith

Witness my hand and seal this _____ day of _____, 1975.



TRUST DEED

23 049 023

CTTC 7

THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INSTRUMENT, made March 25 1975, between
LAWRENCE W. WICK AND SHERRILL A. WICK, HIS WIFE,

herein referred to as "Mortgagors," and
CHICAGO TITLE AND TRUST COMPANY

an Illinois corporation 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 Installment Note hereinafter described,
said legal holder or holders being herein referred to as Holders of the Note, in the principal sum of
TWENTY-FIVE THOUSAND AND NO/100 Dollars,
evidenced by one certain Installment Note of the Mortgagors of even date herewith, made payable to THE ORDER OF BEARER

and delivered, in and by which said Note the Mortgagors promise to pay the said principal sum and interest
from April 15, 1975 on the balance of principal remaining from time to time unpaid at the rate
of 8.750 per cent per annum in installments (including principal and interest) as follows:

TWO HUNDRED TWENTY-ONE AND NO/100 Dollars on the 15 day
of May 1975 and TWO HUNDRED TWENTY-ONE AND NO/100 Dollars on
the 15 day of each nib 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 15 day of April 1995
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 installment unless paid when due shall bear interest at
the rate of 8.750 per annum, and all of said principal and interest being made payable at such banking house or trust
company in Wilmette, 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 THE WILMETTE 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 by these presents CONVEY and WARRANT unto the
Trustee, its successors and assigns, the following described Real Estate and all of their estate, title and interest therein, situate, lying and being in the
County of Cook AND STATE OF ILLINOIS,
to wit

Lot 16 in Block 10 in Lake Shore Addition to Wilmette, a Subdivision
South Easterly 160 acres (except 20 acres) in the North Section of
Ouilmette Reserve, in Township 42 North, Range 13, East of the Third
Principal Meridian, in Cook County, Illinois



23 049 023

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, in 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, major 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] Lawrence W. Wick [SEAL]

[SEAL] Sherrill A. Wick [SEAL]

Michael T. D. Smith
I, Michael T. D. Smith, a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT
LAWRENCE W. WICK AND SHERRILL A. WICK, HIS WIFE

are personally known to me to be the same person, whose name S. A. W. subscribed to the foregoing
instrument, appeared before me this day in person and acknowledged that they signed, sealed and
delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 8 day of April, 1975.

Michael T. D. Smith Notary Public

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

1. Mortgages shall promptly repair, restore or rebuild any building or improvements now or hereafter on the premises which may become damaged or be destroyed; keep said premises in good condition and repair without waste and free from incumbrances or other liens or claims for lien not expressly subordinated to the lien hereof; and pay when due any and all taxes which may be levied by a local charge on the premises appurtenant 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. A complete written record of any building or buildings now or at any time in process of erection upon and premises to comply with all requirements of law or municipal ordinances with respect to the premises and the use thereof, to make no material alterations and premises except as required by law or municipal ordinances.

2. Mortgages shall pay before any penalty attached by local tax and shall pay special taxes, special assessments, water charges, sewer charges, and other charges against the premises which they shall upon written request, furnish to Trustee or to holders of the note duplicate receipts therefor. In event of default hereunder, Mortgages shall pay in full under protest in the manner provided by statute, any tax or assessment of which Mortgages may be liable to collect.

3. Mortgages shall keep all building 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 money sufficient either to pay the cost of replacing or repairing the same or to pay in full the actual cash value of the same by all companies satisfactory to the holders of the note, under insurance policies payable in any event of loss or damage to Trustee for the benefit of the holders of the note, such policy 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 date of expiration.

4. In case of default herein, Trustee or the holder of the note may, but need not, make any payment or perform any act hereinbefore required of Mortgages 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 thereon, or freedom from any tax sale or foreclosure affecting 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 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 per annum. Fraction 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 Mortgages.

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 the full statement or estimate prepared 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 thereon.

6. Mortgages 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, and without notice to Mortgages, all unpaid indebtedness secured by this Trust Deed shall, notwithstanding anything in the note or in the Trust Deed to the contrary, become due and payable immediately in the case of default in making payment of any installment of principal or interest on the note, or when default shall occur and continue for three days in the performance of any other agreement of the Mortgages 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 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, 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, cost of advertising and expert evidence, stenographers' charges, publication costs and costs which may be estimated as to items to be expended after entry of the decree, plus the cost of preparing all such abstracts of title, title searches and examinations, title insurance policies, Torrens certificates, and similar data and documents with interest payable as Trustee or holders of the note may deem to be reasonably necessary either to prosecute such suit or to defend in the holders of any such which may be filed pursuant to such decree, the true condition of the title to the value of the premises. All expenditures and expenses of the nature in the foregoing set forth shall be so much additional indebtedness secured hereby and immediately due and payable with interest thereon at the rate of seven per cent per annum, when paid or incurred by Trustee or holders of the note in connection with any proceeding including probate and bankruptcy proceedings, in which either of them shall be a party, either as plaintiff, claimant or defendant, by reason of this trust deed or any indebtedness hereby secured, and the participation for the enforcement of any suit for the foreclosure hereof, or as a result of such right to foreclose which or not actually commenced or contemplated or participation for the defense of any third party or proceeding which might affect the premises of 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 hereof constitute secured 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 amount, if any, payable to Mortgages; then here, legal representatives or assigns, as their rights may appear.

9. Upon or at any time after the filing of a bill to foreclose the 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 Mortgages at the time of application for such receiver and without regard to the occupancy of the premises or whether the same shall be then occupied as a home 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 sale and redemption, during the full statutory period of redemption, whether there be redemption or not, as well as during any further time when Mortgages, except for the intervention of such receiver, would be entitled to collect such rents, issues and profits, and all other powers which may be necessary or usual in such suit for the protection, possession, control, management and operation of the premises during the whole of said period. The Trustee from time to time may authorize the receiver to apply the net income in his hands in payment to whole or in part of:

10. 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 a foreclosure sale; the deficiency in case of a sale and deficiency.

11. No action for the enforcement of the lien or of 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.

12. Trustee or the holders of the note shall have the right to inspect the premises at all reasonable times and access thereto shall be permitted for that purpose.

13. 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 unless expressly obligated by the terms hereof, nor be liable for any acts or omissions hereunder, except in case of its own gross negligence or misconduct or that of the agents or employees of Trustee, and it may require indemnities, first, from the parties to it before exercising any power herein given.

14. 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, and at the request of any person who shall either before or after maturity thereof, produce and exhibit to Trustee the note, representing that all indebtedness hereby secured has been paid, which representation Trustee may accept as true without inquiry. When a release is 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 conforms in substance 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 never placed its identification number on the note described herein, accept as the note herein described any note which may be presented and which conforms in substance with the description herein contained of the note and which purports to be executed by the persons herein designated as makers thereof.

15. 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, and any Trustee or successor shall be entitled to reasonable compensation for all acts performed hereunder.

16. This Trust Deed and all provisions hereof, shall extend to and be binding upon Mortgages and all persons claiming under it through Mortgages, and the word "Mortgages" when used herein shall include all such persons and all persons liable for the payment of the indebtedness or of any part thereof, whether or not such persons shall have executed the note of this Trust Deed. The word "note" when used in this instrument shall be construed to mean "notes" when more than one note is used.

COOK COUNTY, ILL.
FILED FOR RECORD

Apr 14 1 38 PM '75

RECORDED FOR DEEDS

*23049023

IMPORTANT

THE NOTE SECURED BY THIS TRUST DEED SHOULD BE IDENTIFIED BY Chicago Title and Trust Company BEFORE THE TRUST DEED IS FILED FOR RECORD

Identification No. CHICAGO TITLE AND TRUST COMPANY, Trustee.
By: *Rosemary Brocchia*, Asst. Sec'y

MAIL TO: THE WILMETTE BANK
1200 Central Avenue
Wilmette, Ill. 60091

PLACE IN RECORDER'S OFFICE BOX NUMBER 533

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

700 Linden
Wilmette, Ill. 60091

END OF RECORDED DOCUMENT