

# UNOFFICIAL COPY

2 JUL 1975

64-153



## TRUST DEED

23 003 498

THIS INSTRUMENT WAS PREPARED BY:

Name Charles A. Embert  
Main Bank of Chicago  
Address 145 N. Dearborn St.

CTTC 8

THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made April 9, 1975, between

Eugene W. Hahnfeld and Alice Hahnfeld, his wife, as Joint tenants and Not as Tenants in Common

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

an Illinois corporation doing business in Chicago, Illinois, herein referred to as TRUSTEE, witnesseseth.

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 (\$45,000.00)

FORTY FIVE THOUSAND AND NO/100

Dollars,

evidenced by one certain Instalment Note of the Mortgagors of even date herewith, made payable to THE ORDER OF BEARER and delivered, and by which said Note the Mortgagors promise to pay the said principal sum in instalments as follows:

7.00

(\$375.00) THREE HUNDRED SEVENTY FIVE AND NO/100 Dollars on the 5th day of May, 1975 and (\$375.00) THREE HUNDRED SEVENTY FIVE AND NO/100 Dollars on the 5th day of each month thereafter, with a final payment of the balance due on the 5th day of April, 1980 with interest thereon, on the unpaid principal balance, payable monthly, at 2% over the large prime interest rate charged by Main Bank of Chicago, Chicago, Illinois from time to time to its largest and most creditworthy commercial borrowers. Said rate to change on the day of any change in any such corporate base rate, in no event will the interest rate charged be less than 8% per annum, nor more than 12% per annum.

Payments, in addition to the mandatory payments provided for in this Note, may be made without premium, provided that the mandatory and optional payments do not exceed 15% of the original principal indebtedness in any one loan year, which loan year shall commence on May 5th of each year and shall terminate on the 5th day of April of the year following, and such optional payment privilege shall be non-cumulative. The additional payments so made shall be applied on the last maturing installment. After April 5, 1977, the entire remaining principal indebtedness may be paid upon the payment of a premium of 27, if payment is made on or prior to April 5, 1979; and if paid thereafter, and prior to April 5, 1980, at a premium of 15; and if paid thereafter without premium. All optional payments made hereunder may only be made on principal payment dates, upon 60 days notice, prior to such principal payment date in writing to the holder hereof.

Said payments are to be made at such bank, house or trust company in the City of Chicago, Illinois as the legal holders of this Note may, from time to time, in writing appoint, and in absence of such appointment then at the office of Main Bank of Chicago in said City.

NOW THEREFORE, First party to secure payment of 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 successors and assigns, the following described Real Estate situate, lying and being in the COUNTY OF COOK and STATE OF ILLINOIS, to wit:

Lots 21 and 22 in Gardner's Portage Park Addition to Chicago in Lots 7 and 8 of School Trustees' Subdivision of Section 16, Township 30 North, Range 13 East of the Third Principal Meridian in Cook County, Illinois.\*

Handwritten initials "EJH"

Handwritten number "11 74"

23 003 498

COOK COUNTY'S Office

# UNOFFICIAL COPY

on the \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_ and \_\_\_\_\_ Dollars  
 on the \_\_\_\_\_ day of \_\_\_\_\_ thereafter, to and including \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_  
 with a final payment of the balance due on the \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_, with interest  
 from \_\_\_\_\_ on the principal balance from time to time unpaid at the rate of \_\_\_\_\_ per cent per annum;  
 each of said instalments of principal bearing interest after maturity at the rate of \_\_\_\_\_ per cent per annum, and all of said principal  
 and interest being made payable at such banking house or trust company in \_\_\_\_\_  
 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 \_\_\_\_\_ in said City.

NOW, THEREFORE, the Mortgagors in view of 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 the estate right, title and interest therein, situate, lying and being in the  
 COUNTY OF \_\_\_\_\_ STATE OF ILLINOIS  
 TO WHOM

RIDER ATTACHED HERETO IS MADE A PART HEREOF

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, 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 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, for ever, 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. Plus, rider attached hereto is made a part hereof

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.

*Eugene W. Hahnfeld* [SEAL]      *Alice Hahnfeld* [SEAL]  
 Eugene W. Hahnfeld      Alice Hahnfeld

STATE OF ILLINOIS,      I, *Eugene W. Hahnfeld* [SEAL]  
 a Notary Public, and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT  
 County of Cook      Eugene W. Hahnfeld and Alice Hahnfeld, his wife

who are personally known to me to be the same persons who appeared before me this day in person and acknowledged that they signed and delivered the  
 said instrument as their free and voluntary act, for the uses and purposes therein expressed.

GIVEN under my hand and Notarial Seal this 32nd day of April 1975

Notarial Seal

23 063 498



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 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 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 in 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 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 hereby, 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 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 to 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 secure any tax lien or other prior lien or title or claim thereon or redeem from any tax sale or forfeiture 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 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 without 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 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 presented from the appropriate public authority, without regard to the validity of such bill, statement or estimate or to the validity of any tax, assessment, sale, forfeiture, tax lien or title or claim thereon.
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 holders of the note, the principal of any such indebtedness may be paid in advance of the time when due, without interest thereon. In the event of default in this Trust Deed to the contrary, become due and payable (a) immediately in the case 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 or 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 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 disbursements which may be paid or incurred by or on behalf of Trustee or holders of the note for attorney's fees, Trustee's fees, appraiser's fees, outlays for disbursements and post 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, 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 holders at any sale which may be had pursuant to such decree the true condition of the title in the value of the premises. All expenditures and expenses of the nature in this paragraph mentioned shall become so much additional indebtedness secured hereby and shall be 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 (a) 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; or (b) preparations for the commencement of any suit for the foreclosure hereof after actual 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 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 liens or claims superior to the indebtedness secured hereby; third, all other items which are secured by all principal and interest remaining unpaid on the note; fourth, any surplus to Mortgagors, their heirs, legal representatives or 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 receiver 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 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 time thereafter when the receiver of such court, or the holder of the note, may be entitled to collect the rents, issues and profits, and all other powers 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 (1) 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; (2) the deficiency in case of a sale and deficiency.
10. 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.
11. 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.
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 unless expressly obligated by the terms hereof, nor be liable for any loss or commissions hereunder, except in case of its own gross negligence or misconduct or that of the agents or employees of Trustee, and it may require maintenance of satisfactory title before exercising any power herein given.
13. Trustee shall release this trust deed and the lien thereon 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 thereon 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. Where 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 used herein, it may 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.
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 or Registrar of Titles 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.
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 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.

23 063 495

11. Notwithstanding anything hereinbefore stated, Mortgagors hereby waives any and all rights of redemption from sale under any order or decree of foreclosure of this Trust Deed on behalf of Mortgagors and each and every person, except decree or judgment creditors of Mortgagors, acquiring any interest in or title to said premises subsequent to the date hereof.

12. In addition to the principal and interest payments provided for herein, the borrower shall deposit monthly with the holder of the note, in the dates the aforesaid payments are due, a sum equal to 1/12th of the general real estate taxes levied against the real estate described herein, to be applied on account of said taxes when the same become due, using the amount of the last available tax bill as a basis for said deposits. No interest shall be paid by the holder of the note secured hereby, on account of said deposit for taxes. There shall be no obligation upon the holder of the mortgage to obtain any tax bill, or to pay any tax bill, except upon presentation of the current tax bill by mortgagor.

23063495 OFFICE

# UNOFFICIAL COPY

Property of Cook County Clerk's Office

23 063 498

COOK COUNTY, ILL. FILED	RECORDED
APR 28 3 04 PM '75	*23063493
<b>IMPORTANT</b> 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. 23063493 CHICAGO TITLE AND TRUST COMPANY, Trustee. BY <i>Arma Y. [Signature]</i> Asst. Trust Officer / Asst. Secy / Asst. Vice Pres.

MAIL TO:

MAIN BANK OF CHICAGO  
1555 MILWAUKEE AVE.  
CHICAGO, ILL. 60612

PLACE IN RECORDER'S OFFICE BOX NUMBER \_\_\_\_\_

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

BOX 533

**END OF RECORDED DOCUMENT**