

# UNOFFICIAL COPY

23 339 573

## TRUST DEED

LOAN NO. 2036885

THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE, made December 20, 1975, between Alice Yates and Linda Yates  
 County of Cook, and State of Illinois, herein referred to as "Mortgagors", and THE EXCHANGE  
 NATIONAL BANK OF CHICAGO, a national banking association, its successors and assigns, herein referred to as "Trustee", witnesseth:  
 THAT, WHEREAS, the Mortgagors are indebted to the legal holder or holders of the Note hereinafter described in the principal sum of  
 Nineteen Hundred Forty-One and -----no/100 Dollars, evidenced by the  
 said Note of the Mortgagors identified by the above loan number, made payable to Bearer and delivered, in and by which said Note the  
 Mortgagors promise to pay the said principal sum as provided therein from time to time until said Note is fully paid, provided that upon default  
 in the prompt payment of any instalment all remaining instalments shall become due and payable and shall bear interest at 7% per annum,  
 and all of said principal and interest being made payable at the Banking House of THE EXCHANGE NATIONAL BANK OF CHICAGO in  
 Chicago, Illinois, unless and until otherwise designated by the legal holder of said note.

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, 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 in the Chicago, County of Cook  
 and State of Illinois, to wit:

The South half of Lot 5 in Block 1 in Storr's Subdivision  
 of the North half of Block 19 in Canal Trustee's Subdivision of  
 Section 33, Township 39, North Range 14 East of the Third Principal  
 Meridian.

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Commonly known as 3520 South Wentworth-Chicago, 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 and thereon belonging, and all rents, issues and profits thereof for a 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).  
 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 INSTRUMENT WAS PREPARED

BY Iris Santiago  
 (NAME)  
130 S. LaSalle St., Chgo, Ill  
 (address)

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This trust deed consists of two pages. The covenants, conditions and provisions appearing on 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.

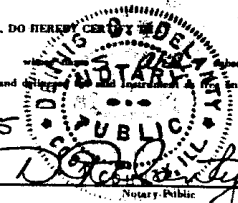
WITNESS the hand and seal of Mortgagors on the date first above written.

Linda Yates (SEAL) Mrs Alice Yates (SEAL)  
 Linda Yates Alice Yates  
 (SEAL) (SEAL)

STATE OF ILLINOIS }  
 COUNTY OF }

DENNIS G. DELANTY  
 a Notary Public in and for and residing in said County, in the State aforesaid. DO HEREBY

ALICE & LINDA YATES personally known to me to be the same person 5  
 instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the foregoing  
 and purposes therein set forth, including the release and waiver of the right of homestead, and voluntary act, for the  
 GIVEN under my hand and Notarial Seal this 20th day of December A.D. 1975



THE COVENANTS, CONDITIONS AND PROVISIONS REFERRED TO ON 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 buildings and improvements 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 relating 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 law, 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 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 companies satisfactory to the holders of the note, under insurance policies payable, in case of loss or damage, by 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 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 release 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 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 be a lien in priority to the lien hereof, and shall bear 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 agreed 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.
6. Mortgagors shall pay each item of indebtedness hereby mentioned, both principal and interest, when due according to the terms hereof. At the option of the holders of the note, and immediately in the case of default in making payment of any installment 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.
 

When the indebtedness hereby secured shall become due and whether by acceleration or otherwise, holders of the note or Trustee shall have the right to foreclose the lien hereof. In any event, such action to be taken thereon shall be allowed as a lien on the premises, and shall be a lien in priority to the lien hereof, and shall be a lien on the premises on behalf of Trustee or holders of the note for attorneys' fees, Trustee's fees, appraiser's fee, and for disbursements and expert evidence, stenographic charges, publication costs and costs (which may be estimated as to items to be expensed after entry of the decree) of prosecuting all such abstracts of title, title searches and examinations, guarantee policies, Torrens certificates, and similar data and accessories with respect to title as Trustee or holders of the note may deem reasonably necessary either to prosecute such suit or to evidence to bidders at any sale which may be had in connection with the foreclosure hereof, 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 (a) any proceeding, including probate and bankruptcy proceedings, to 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 recovery 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; or (d) any other proceeding, including any foreclosure sale of the premises and the proceeds of such sale, and the 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 surplus to Mortgagors, their heirs, legal representatives or assigns, as their rights may appear.
7. 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 surplus to Mortgagors, their heirs, legal representatives or assigns, as their rights may appear.
8. 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 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 is redemption or not, as well as during any further time when Mortgagors, except for the intervention of such receiver, would be permitted to collect such 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 a deficiency.
9. 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.
10. 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.
11. Trustee has no duty to examine the title, location, existence, or condition of the premises, 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, that of the agents or employees of Trustee, and it may require indemnities satisfactory to it before exercising any power herein given.
12. 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 note, representing that all indebtedness hereby secured has been paid, which representation Trustee may accept as true without inquiry. Where a release is requested at the request of a successor trustee, such trustee may accept as the genuine note herein described any note which conforms in substance with the description herein contained of the note and which purpose is to be executed by the persons herein designated as the makers thereof.
13. 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 hereof 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.
14. 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 of this Trust Deed.

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DELIVERY INSTRUCTIONS

STREET ADDRESS OF PROPERTY DESCRIBED HEREIN

RECORDERS OFFICE BOX No. 132

END OF RECORDED DOCUMENT