

UNOFFICIAL COPY

JAN 29 64-33-865 L

Unit 11B as delineated on the Survey of the following described Parcel of real estate (hereinafter referred to as 'Parcel')

Lot 2 (except the East 17 feet thereof) and all of Lot 3 and Lot 4 (except the West 18 feet thereof) in Frederick H. Bartlett's Jackson Park Subdivision of the East half (except the South 333 feet thereof) of the West one-third of the North half of the North East quarter of the South East quarter of Section 24, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

ALSO
Lots 5, 6, 7 in Bartlett's Jackson Park Subdivision of the East half (except the South 333 feet) of the West one-third of the North half of the North East quarter of the South East quarter of Section 24, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois; which Survey is attached as Exhibit "A" to the Declaration of Condominium Ownership and by-laws, assessments, restrictions and covenants for Shoreline Condominium made by Shoreline Cooperative Apartments, Inc., and Illinois Corporation, recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as document 32571250; together with an undivided 2.061 percent interest in the Parcel (excluding from the Parcel all the property and space comprising all the units thereof, as defined and set forth in said Declaration and Survey) in Cook County, Illinois.

2335-880

UNOFFICIAL COPY

पृष्ठ

THE CIVILIAN CONDITIONS AND PROVISIONS REFERRED TO ON PAGE 1 ARE REVERSE SIDE OF THIS TRUST DEED.

5. Notwithstanding the foregoing, Shengzhe shall not promptly repair, restore or rebuild any buildings or improvements on or adjacent to the premises which have been damaged or destroyed, or to keep and preserve in good condition and repair, without waste, and the cost of such repair or other costs of damage for four months after the date of the damage or destruction, unless the same has been repaired by Shengzhe within 120 days following the date of the damage or destruction, in which case the amount which may be recovered as a loss of charge on the premises subject to the damage and repair or replacement, notwithstanding a deduction of the amount of such fees paid to Plaintiff or to lessees of the same. It is anticipated, however, that reasonable amounts of time will be required for the completion of such repairs and/or reconstruction work, and Plaintiff and lessees of the same will make no material deduction from the amount which may be recovered as a loss of charge on the premises subject to the damage and repair or replacement, provided that the same is completed within 120 days following the date of the damage or destruction.

6. Notwithstanding the foregoing, Shengzhe shall pay all penalties attached to all general taxes and shall pay special taxes, special assessments, water, sewerage, refuse, trash, dredge, drainage, gas, electric, telephone, cable television, and other charges against the premises which arise and shall upon written request, furnish to Plaintiff or to lessees of the same duplicate receipts therefor. For any amount so levied hereunder, Shengzhe shall pay in full under protest in the manner provided by statute, any fee of enforcement when Shengzhe fails to do so.

1. The holder shall have all buildings and improvements now or hereafter situated on and premises owned, against loss or damage by fire, lightning or other causes, or by water, or by any other cause, except as follows, to pay the cost of repairing or replacing the same, or to repair or replace the same, to full satisfaction, as required by all insurance companies holding the policies of the holder, under insurance policies payable to such firms or persons, to finance for the benefit of the holder, all rights to be evidenced by the standard certificate above to be attached to each policy, and to defend all policies, including additional and renewals, as policies to the holder of the note, and in case of insurance about to expire, shall cause such to be renewed by the date due, failing which the receiver shall be entitled to collect the amount of the premium.

and shall be due and payable to the respective date of expiration.
In case of transfer of Transfer or holder of the note shall, but need not make any payment or performance not hereinbefore required of him by the terms of this note, pay to the payee or his assigns, in cash, full payment of principal or interest or premium paid thereon, and all costs and expenses of collection, including attorney's fees and all other expenses of collection, including reasonable compensation for services rendered by the payee or his assigns, and shall also pay to the payee or his assigns, all amounts paid for and on account of the persons herein authorized and all expenses paid or incurred in connection therewith, including attorney's fees and all other expenses advanced by trustee for the benefit of the note to protect the mortgaged premises and the law enforcement agencies in connection therewith, and trustee for each matter concerning which action herein authorized may be taken shall be no much additional and/or damages as are hereinafter and shall become immediately due and payable without notice and with written threat to them on account of any default.

The Trustee or his/her authorized agent may exercise any power hereby granted, including the power to make any payment hereby authorized, relating to taxes or assessments, or to do so according to the statement or estimate prepared from the appropriate public office, without inquiry into the accuracy of such bill, statement or estimate or into validity of any tax, assessment, sale, forfeiture, fee or other claim.

5. Mortgagor shall pay each and every sum of money herein mentioned, principal and interest, when due according to the terms hereof. At the option of the Trustee, or his/her authorized agent, all sums secured by this Trust Deed shall notwithstanding anything to the contrary contained in the contract, become due and payable immediately in the case of default in making payment of any instalment of principal or interest on the date of such instalment, or in the case of any other agreement of the Mortgagor herein contained.

the undischarged funds, except shall be entitled, whether by acceleration or otherwise, holder of the note or trustee shall have the right to apply such funds to the payment of the principal and interest on the notes.

in her or his suit or defense, there shall be allowed and included as additional indebtedness in the decree for sale all expenses 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

the amount of the sum or principal paid when paid or incurred by Trustee or holders of the note in connection with any proceeding, including arbitration and bankruptcy proceedings, to which either of them shall be a party, either as plaintiff, claimant or defendant, by reason of the creation of an indebtedness hereby secured. The preparations for the commencement of any suit for the foreclosure herein after accrual of such right to foreclose shall not in any event constitute a preparation for the defense of any such action or proceeding which might affect the premises or the security interest in the property or assets referred to above.

principal and interest remaining unpaid on the date fourth anniversary to Mortgagors, then his/her legal representatives or assigns, as their rights may be at that time.

1. Upon or at any time after the filing of a notice 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, and the receiver appointed for such purpose and without regard to the fair market value of the premises or whether the same shall be there occupied as a home, or not and the said receiver may be appointed as such receiver. Such receiver shall have power to collect the rents, issues and profits of said premises during the existence of such foreclosed-out and in view of a lease and a deficiency, during the full statutory period of redemption, unless there be redemption of not less than one-half of such receiver's sum when Mortgagors' agent for the intervention of such receiver, would be entitled to collect such rents, issues and profits.

with or during any further times when Mortgagor, except for the enforcement of such receiver would be entitled to all other powers which may be necessary or as usual in such cases for the protection, possession, control, management and operation of the premises during the whole of said period. The Cost from time to time may and after the receiver to apply the money so held in his hands in payment in whole or in part of the indebtedness owing by him to my decree (excluding this trust deed) to any tax, special assessment or other sum which may be or become due and payable in respect of the premises or any part thereof.

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.

any such authority or signature on the more or trust deed, shall not be valid unless it is countersigned by the trustee or his or her attorney-in-fact.

This Agreement is expressly obligated by the terms hereof, not to make any disclosure, or communication hereunder, except in case of an emergency or in accordance with that of the agents or employees of Trustee, and it may require independent verification to it to be given, exercising all power herein given.

13. Trustee shall release this deed and the title thereto by proper instrument upon presentation of satisfactory evidence that all indebtedness secured by this 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

to a majority thereof, produce and exhibit to Trustee the note, representing that it is indebtedness hereby secured has been paid, which representations and warranties shall be as if made without inquiry. Where a release is requested of a successor trust, such successor trustee may accept as the note herein described as its note, which bears as its identification number purporting to be placed thereon by *[redacted]*, the note hereunder, which conforms in substance with the description herein contained of the note and which purports to be executed by the person *[redacted]* de quated as the maker thereof, and where the release is requested of the original trustee and it has never placed its identification number on the note described therein, it may accept as the note herein described as its note, which conforms in substance with the description herein contained of the note and which purports to be executed by

14. Trustee may resign by instrument in writing filed in the office of the Recorder or Register of Titles in which this instrument shall have been recorded or filed. In case of the resignation, inability or refusal to act, the successor of record of title in which the premises are located shall be Successor in Trust. Any Successor in Trust shall have the identical title, powers and authority as are herein given Trustee, and any action taken by Trustee prior to his/her resignation, shall be ratified and all acts performed by him/her.

15. This Trust Deed and all provisions hereof, shall extend to and bind the spouses and all persons holding an undivided interest in the "Mortgaged Property" for the payment of the indebtedness or any part thereof.

COURT is being
FILED

Rev 29 2 2024 12:14:12

JAN 29 3 03 PM '72 *23375320

ice

RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT
OF CHICAGO, ILLINOIS, ON THIS 1ST DAY OF APRIL, 1952.
[Handwritten signature over printed text]

ROBERT H. SNOW
ATTORNEY AT LAW
**FOR REORDER INDEX PURCHASE
DETAL STREET ADDRESS OF ADWCE
DESCRIBED PROPERTY HERE**

PLACE IN RECORDER'S OFFICE BOX NUMBER 533

10. The following table shows the number of hours worked by each employee in a company.

10. *Leucostethus* sp. (possibly *L. tigrinus*) (♂) (holotype).
Length 100 mm. A large, slender, elongated snake with a uniform light brown dorsal ground color. The head is very long and narrow, with a distinct dorsal carina. The body is covered in large, irregular, dark brown blotches.

END OF RECORDED DOCUMENT