

# UNOFFICIAL COPY

**TRUST DEED**  
This instrument prepared by  
K. Cooke 1250 Shermer Road  
Northbrook, Ill. 60062

23 393 374

THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made February 6

1976, between Edwin H. Baldrige and  
Mary S. Baldrige, his wife

A-75779

herein referred to as "Mortgagors," and  
NORTHBROOK TRUST & SAVINGS BANK,

an Illinois corporation doing business in Northbrook, 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

FOURTY THOUSAND AND NO/100\* \* \* Dollars,  
evidenced by one certain Instalment Note of the Mortgagors of even date herewith, made payable to NORTHBROOK TRUST &  
SAVINGS BANK and delivered in and by which said Note the Mortgagors promise to pay the said principal sum and interest from  
after 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\* Three Hundred Twenty-Two and 10/100\*

Dollars on the 5th day of April 1976 and Three Hundred Twenty-Two & 10/100

Dollars on the 5th day of each Month thereafter until said note is fully paid except that the final pay-  
ment of principal and interest, if not sooner paid, shall be due on the 5th day of March 1981

All such payments on account of the indebtedness evidenced by said note to be first applied to interest on the unpaid principal bal-  
ance and the remainder to principal; provided that the principal of each instalment unless paid when due shall bear interest at the  
rate of seven per cent per annum, and all of said principal and interest being made payable at such banking house or trust company  
in Cook County, 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 NORTHBROOK TRUST & SAVINGS BANK in Northbrook, Illinois.

NOW, THEREFORE, the Mortgagors to secure the payment of the said principal sum of money and said interest in accordance with the terms, provi-  
sions 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, right, title and interest therein, situate, lying and  
being in the Village of Northbrook COUNTY OF Cook AND STATE OF ILLINOIS,  
to wit:

Lot 8 in Unit 2, in John B. Heer's Glenway Subdivision,  
in the West 1/2 of the North 1/2 of the North 1/2 of the  
Southeast 1/4 of Section 20, Township 42 North, Range 12,  
East of the Third Principal Meridian, in Cook County,  
Illinois\*\*

23 393 374

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 sec-  
ondarily), and all apparatus, equipment or articles now or hereafter therein or thereon used to supply heat, gas, air conditioning, water, light, sewer,  
refrigeration (whether single units or centrally controlled), and ventilation, including (without restricting the foregoing), screens, window shades, storm  
doors and windows, floor coverings, radiator 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  
in set forth, free from all claims 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 hands and seals of Mortgagors the day and year first above written.

Edwin H. Baldrige [SEAL] Mary S. Baldrige [SEAL]  
Edwin H. Baldrige Mary S. Baldrige  
[SEAL] [SEAL]

STATE OF ILLINOIS

I, Irene A. Krewer

am a Notary Public in and for and residing in said County, in the State aforesaid. DO HEREBY CERTIFY THAT

County of Cook Edwin H. Baldrige and Mary S. Baldrige, his wife

who are personally known to me to be the same persons whose names subscribed to the foregoing In-  
strument, 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, including the re-  
lease and waiver of the right of homestead.

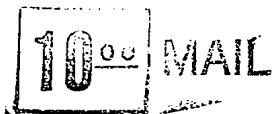
GIVEN under my hand and Notarial Seal this 6th day of February, A. D. 1976

Irene A. Krewer  
Notary Public

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

- 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 mechanics' 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 prior 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) comply 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.
- 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.
- 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.
- In case of default therein, Trustee or the holders of the note may, but need not, make any payment or perform any act heretofore 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 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 such 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 seven per cent per annum in action of Trustee or holders of the note, and shall never be considered in abatement of any right accruing to them on account of any default hereunder on the part of Mortgagors.
- 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 notice of assessment, sale, forfeiture, tax lien or title or claim thereof.
- 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, and without notice to Mortgagors, all unpaid indebtedness secured by this Trust Deed shall, notwithstanding anything in this deed or in the 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 in the performance of any other agreement of the Mortgagors herein contained.
- 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 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, outlays for documents, recording charges, evidence, stationery, charges, publication costs and costs (which may be estimated as to items to be expended after entry of the decree) and all such abstracts of title, title searches and abstracts, guarantee policies, Foreman 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 bidder in any sale which may be had pursuant to such decree the true condition of the title to the value of the proceeds. All expenditures and expenses of the nature in this paragraph mentioned shall become 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 (a) any proceeding, including probate and beneficiary proceedings, to which either a party, or (b) in connection with the settlement of this trust deed, or (c) in connection with any indebtedness hereby secured; or (d) in connection with the commencement of any suit for the foreclosure hereof after accrual of such right to foreclose whether or not actually commenced; or (e) in preparation for the defense of any threatened suit or proceeding, which might affect the premises or the security hereof, whether or not actually commenced.
- The proceeds of any foreclosure sale of the premises shall be distributed and applied in the following order of priority: First, an account of all costs and expenses incident to the foreclosure proceedings, including all such items as are mentioned in the preceding paragraph; second, all other items which under the terms hereof constitute secured indebtedness secured by this deed, with interest thereon as herein provided; third, all principal and interest remaining unpaid on the note, with interest thereon as herein provided; and fourth, any surplus to Mortgagors, their legal representatives or assigns, as their rights may appear.
- 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 the filing of such bill, without notice, without regard to the solvency or insolvency of Mortgagors at the time of application for such receiver and without regard to the value of the premises or whether the same shall be then accepted as a homestead or not and the Trustee or holders of the note may be appointed as such receiver. The receiver so appointed shall have power to collect the rents 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 further time when Mortgagors, except by the intervention of such receiver, would be entitled to collect such rents, issues and profits, and all other moneys which may be received or accrued in such case for the protection, preservation, 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 issued during this trust deed, or any tax, special assessment or other lien which may be or become due and payable 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; (3) the net gain 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 intervening herein in a suit to foreclose the note hereby secured.
- Trustee or the holders of the note shall have the right to enter the premises at all reasonable times and access thereto shall be permitted for that purpose.
- 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 execute any power hereunder, or to give unless expressly obligated by the terms hereof, or 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 satisfactory to it before exercising any power herein given.
- 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 of the note, and which is subject to the note, and which 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 genuine note herein described any note which bears a certificate of identification purporting to be executed by a predecessor trustee hereunder or which conforms in substance with the description herein contained, and which purports to be executed by the person designated as makers thereof, and where the release is requested of the original trustee and it has never executed a certificate on any instrument identifying same as the note described herein, it may accept as the genuine note here a 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.
- Trustee may resign by instrument in writing filed in the office of the Recorder or Registrar of Title 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 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.
- 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 heirs, assigns and personal representatives of Mortgagors, and shall include all such persons and all persons claiming under or through any part thereof, whether or not such persons shall have executed the note or this Trust Deed.
- The Installment Note hereby secured is subject to prepayment in the manner and upon the conditions set forth in said note.
- That, if there shall be any change in the ownership of the premises covered hereby without the consent of the mortgagee, the entire principal and all accrued interest shall become due and payable at the election of the mortgagee, and foreclosure proceedings may be instituted thereon.

23 393 374



RECORDED BY REC'D 10 15 1927 143257 23393374 A

**IMPORTANT**

FOR THE PROTECTION OF BOTH THE BORROWER AND LENDER, THE NOTE SECURED BY THIS TRUST DEED SHOULD BE IDENTIFIED BY THE TRUSTEE NAMED HEREIN BEFORE THE TRUST DEED IS FILED FOR RECORD.

The Installment Note mentioned in the within Trust Deed has been identified herewith under Identification No. **851**

**NORTHBROOK TRUST & SAVINGS BANK** as Trustee,

by \_\_\_\_\_ Vice President

NAME **Northbrook Trust & Savings Bank**

STREET **1250 Sherman Road**

CITY **Northbrook, Ill. 60062**

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

RECORDED'S OFFICE BOX NUMBER \_\_\_\_\_

93393374

END OF RECORDED DOCUMENT