TRUST DEED

625652

24412304

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THIS INDENTUFE, ... de

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March 17,

THE ABOVE SPACE FOR RECORDERS USE ONLY 19 78, between

EUCE F B. ADDISON married to EVELYN E. ADDISON

herein referred to as "Mortgagors," and CHICAGO TITLE AND TRUST COMPANY, THAT, WHEREAS the Mortgagors v e j sally indebted to the legal holder or holders of the Instalment Note hereinafter described, said legal holder or holders being here a serred to as Holders of the Note, in the principal sum of ---THIRTY THREE THOUSAND 1X HUNDRED & NO/100-----(\$33,600.00)--evidenced by one certain Instalment Note of the Mortgagors of even date herewith, made payable to THE ORDER OF BEARER

Dollars on the first Dollars on the first day of May (\$297.00) 78 and TWO HUNDRED NINETY SEVEN &

Dollars on the first day of each month discreafter until said note is fully paid except that the final payment of principal and interest, if not sooner paid, shall be due on the first day of April 19 98.

All such payments on account of the indebtedness evidenced by said no e shall be first applied to interest on the unpaid principal belance and the remainder to engaging the propried of the proprie balance and the remainder to principal; provided that the principal of sale installment unless paid when due shall bear interest at the rate of Ten (10%) er cent per annum, and all of said principal and in crest being made payable at such banking house or trust company in Chicago, Illinois, as the holders of the note may, from the totime, in writing appoint, and in absence of such appointment, then at the office of Exchange National Ban'. of Chicago, in said City,

NOW, THEREFORE, the Mortgagors to secure the payment of the said principal sum of money and s' i in limitations of this trust deed, and the performance of the covenants and agreements herein contained, by the Morthe sum of One Dollar in hand paid, the receipt whereof is hereby acknowledged, do by these presents CONVEY and assigns, the following described Real Estate and all of their eater, right, title and interest therein, situate, lying

being in the City of Chicago

Cook

LEGAL DESCRIPTION ATTACHED BY RIDER AS EXHIBIT "A" IS HEFEBY MADE A PART OF

LEGAL DESCRIPTION RIDER

100 E. WALTON CHICAGO, ILLINOIS 60611 RIDER ATTACHED HERETO AS EXHIBIT " A "

RIDER ATTACHED HERETO AS EXHIBIT "A"

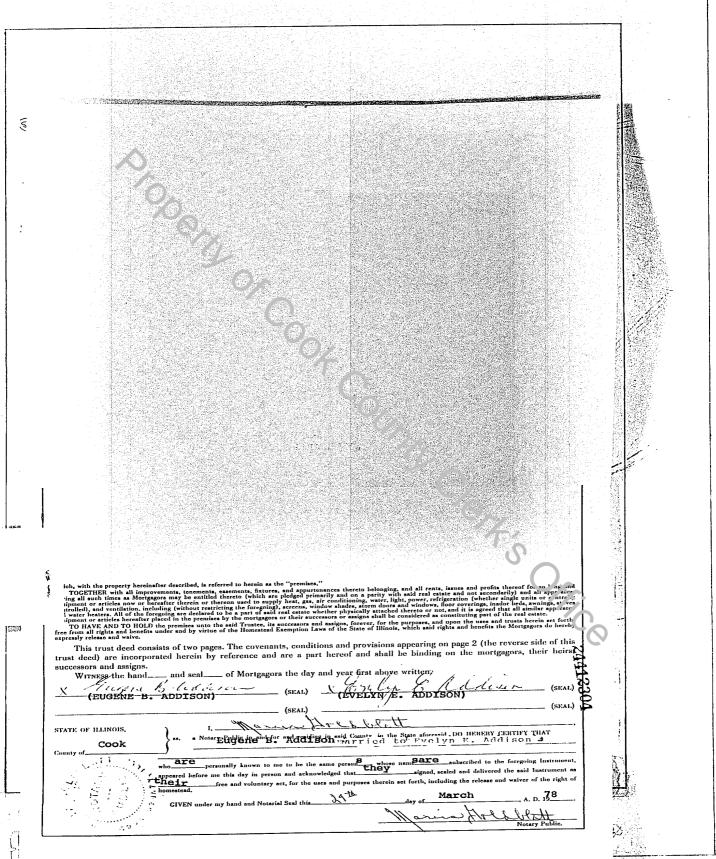
IS EXPRESSLY MADE A PART HEREOF
Unit No. 25-H in the 100 E. Walton Condominium as delineated
on a survey of the following described Parcel: Parts of Lots 8,
9, 10, 11 and 12 in Moss' Subdivision of part of Lot 10 in the
South 1/2 of Block 8 in Canal Trustees' Subdivision of Section 1,
Township 39 North, Range 14 East of the Third Principal Meridian
in Cook County, Illinois which survey is attached as Exhibit "A"
to the Declaration of Condominium recorded as Document No. 24262435
and registered as Document No. LR 2990252; together with an undivided
and registered as Document No. LR 2990252; together with an undivided
Parcel all the property and space comprising all the units thereof
as defined and set forth in said Declaration and survey)

Mortgagor also hereby grants to mortgagee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the aforementioned Declaration. This Mortgage is subject to all rights, easements, restrictions, conditions, covenants and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

625652

BUYER: Eugene B. Addison 100 East Walton

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RETURN TO

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

1. Morgagors shall (1) promptly repair, restore or rebuild any hullling or improvements now to hereafter on the premises which may become damaged or be destroyed; (2) keep said premises in good condition and repairs of the condition of the cond

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 dopticate receipts therefor. To prevent default hereunder Mortgagors shall pay in full under protestpremises when due, and shall, upon written request, furnish to Trustee or to holders of the note dopticate receipts therefor. To prevent default hereunder Mortgagors shall pay in full under protestpremises when due, and shall, upon written request, furnish to Trustee or to holders of the note dopticate receipts therefor. To prevent default hereunder Mortgagors shall pay in full under protestpremises when due, and shall, upon written request. Furnish to Trustee or to holders of the note dopticate receipts therefore.

3. Mortgagers shall keep all building and improvements now or hereafter situated on said premise insured against loss or damage by fire, lightning or windstorm or similar casualty (common) knows as fire and returned and so insured against such other perfals or with such broader coverage understance as shall be specially obtained with knows as fire and returned against such other perfals or with such broader coverage understance as shall be specially obtained with the perfals of the Note shall require from time to time, all under policies (s) providing for payment by the insurance companies of respectable to the perfals of the Note shall require from time to time, all under policies (s) providing for payment by the insurance companies of respectable to the perfals of the insurance companies of the such control of the perfals of the perfals of the surance companies of the perfals of the perfa

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 of Mortgagors in any form and manner to appellent, and manner to the properties of th

5. The Trustee or the solder of the Note making any payment hereby authorized relating to taxes or assessments, may do so according to any bill, statement or estimate procured from the

6. Martgagers shall pay each it a c indebtedness herein mentioned, both principal and interest, when due eccording to the terms hereof. At the option of the holders of the Note, and without mutice to Martgagers, all unpaid in the case of the Note, and payable (a) insucediately notice to Martgagers, all unpaid in the case of the Note, and the principal or interest on the Note, and the default in making paymer of an instalment of principal or interest on the Note, or or other default in making paymer of an instalment of principal or interest on the Note, or or other default in making paymer of an other payration of an other departments.

7. When the indebtedness hereby secured, sall be sme due whether by acceleration or otherwise, holders of the Nate or Trustee shall have the right to foreclose the lien beroof. In any suit to foreclose the lien hereof, there shall be allowed an one used as additional indebtedness in the decree for sale all expenditures and expenses which may be paid or incurred by or one behalf of Trustee or bolders of the Note for attorneys fees, It sates, fees, appraiser's fees, our sale and consistency, the sate of the

B. All expenses of every nature incurred by the Trusteen in bulbers of the Note in connection with (a) any proceedings, including but not limited to probate and hankruptey proceedings to white either of the control of the Trust Deed or any indebtodiess hereby incurred; (b) preparations for the ending expension of the Trust Deed or any indebtodiess hereby incurred; (b) preparations for the element of any the end of the control of the premises of the end of the premises of the premises of the end of the premises of the end of the premises of the end of the premises of the premises of the end of the end of the premises of the end of the premises of the end of

9. The proceeds of any foreclosure sale of the premises shall be distribut. . and applied in the following order of priority: First, on account of all cents and especies incident to the foreclosure proceedings, including all such items as are mentioned in the preceding pay, raph he eof; second, all other items which under the terms berreaf constituted are said intended to the cents of incident as herein provided; third, all perspain a linerest areasing and on the Poste; fourth, any overplus to Mortgagors, their beirs, legal representative evidenced by the Note; with interest thereafted as herein provided; third, all perspain a linerest areasing the notes; fourth, any overplus to Mortgagors, their beirs, legal representative

10. Upon, or at any time after the filing of a bill to fure-bose this trust deed, one out in which such a bill is filed may appoint a receiver of axid premises. Such appointment may be made either before and ferre ade, without motive, without regard to the subscript or insubscript of a option of the property of the p

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

12. Trustee and the holders of the Note shall have the right to inspect the premises at all reasons obtained 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, n. c. shall Trustee be obligated to record this trust deed or to exercise any power herein given unless expressly obligated by the terms bereaf, nor be liable for any acts or omissions hereauder, excellent of the same register or misconduct or that of the agents or employees of the own gross negligence or misconduct or that of the agents or employees of the own gross negligence or misconduct or that of the agents or employees of the own gross negligence or misconduct or that of the agents or employees of the own gross negligence or misconduct or that of the agents or employees of the own gross negligence or misconduct or that of the agents are employees of the own gross negligence or misconduct or that of the agents are employees of the own gross negligence or misconduct or that of the agents are employees of the own gross negligence or misconduct or that of the agents are employees of the own gross negligence or misconduct or that of the agents are employees of the own gross negligence or misconduct or that of the agents are employees of the own gross negligence or misconduct or that of the agents are employees of the own gross negligence or misconduct or that of the agents are employees of the own gross negligence or misconduct or that of the agents are employees of the own gross negligence or misconduct or the own gross negligence or mi

14. Truster shall release this Trust Deed and the lies thereof by proper instrument upon presentation of each state of the proper control of the proper co

the description nerest contained of the Note and within pulposits to a few description nerest contained of the Note and the Secondar of Titles or Registrar of Titles in which his natrument shall have been recorded or filed. In case of the 15. Trustee may resign by instrument in writing filed in the office of the Recorder of Titles or Registrar of Titles in which his natrument shall have been recorded or filed. In case of the resignation, inability or retinated to act of Trustee, the then Recorder of Deeds of the country in which the permitted to reasonable or permeation for all acts performed hereunder.

16. This Trust Deed and all provisions hereof, shall extend to and be binding upon Mortgagors and all persons claiming at 2 or through Mortgagors, and the word "Mortgagors" when use

17. For the purpose at providing regularly for the prompt payment of all taxes and assessments levide or assessed against the premi 's and p' emission on policies of insurance that will next.

18. For the purpose at providing regularly for the prompt payment of all taxes and assessments of principal and interest are payable, and 'sunt equal to assess that are presented as a session of principal and interest are payable, and when an additional principal and assessments will become payable, and when and premiums become due. The monies has deposited with the holders of the solid property of the Note to the payment of such taxes, assessments and insurance premiums are requiring the holders of a sunt of the Note to the payment of such taxes, assessments and insurance premiums are requiring the holders of advance the monies for said purpose. If at any time the holders of the Note to the Note deem the amount deposited insufficient to pay as discussed as a sunt of the Note to the Note that the sunt of the Note that the property of the Note to the payable and the note of the Note to the Note that the sunt of the Note that the sunt of the Note that the sunt of the Note that the note of the Note to the Note that the note of the Note to the Note that the note of the Note to the Note that the note of the Note

18. For the purposes of paragraphs 4 and 8 hereof the rate of interest shall be the rate specified in the Note as to unpaid instalments of principal the or after use, reduced to such extent.

if any, as shall be necessary to comply with any limitations applicable hereto upon rates of interest which may lawfully be charged, contracted for a received.

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peed on the part of the sourgagors.

The sourgagors agree that if this Trust Deed or the Note is asserted to be subject to tax under the provisions of the Interest Equalization Tax Act (as set fourth in Char et al., Subside D of the Interest Inte

The Instalment Note mentioned in the within Trust Deed has be a to putted herewith under Identification No. 6.555.2.

CHICAGO TITLE AND TRUST COMPANY as Trustee,

THE NOTE SECURED BY THIS TRUSTEE NAMED HEREIN BEFORE THE TRUST DEED

IS FILED FOR RECORD.

C.O. COO.

D NAME EXCHANGE NATIONAL BANK OF CHICAGO.

L STREET REALLESTATE LOAN DIWISION

I 130 SOUTH LA SALLE STREET

CHICAGO, ILLINOIS 69590

OR

I INSTRUCTIONS

OR

This Instrument Was Prepared By 180 18-28

TO SOUTH LA SALLE STREET

OVER THE OFFICE BOX NUMBER

80

This Instrument Was Prepared By 180 18-28

Tables of the Willing Trust Deed has he a to putted herewith under Identification No. 6.555.2

CHICAGO TITLE AND TRUST COMPANY as Trustee,

CHICAGO TITLE AND TRUST COMPANY AS TRUST COMP

END OF RECORDED DOCUMENT

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