

THIS INSTRUMENT TRUST DEED

ROBERT H. SNELL
50 South La Salle Street
Chicago, Illinois 60675

24 531 374

THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INSTRUMENT made JUNE 14 1978 between
MARTIN D. MURRAY, A SPINSTER, AND MARY C. MURRAY, A SPINSTER,
herein referred to as "Mortgagors," and
THE NORTHERN TRUST COMPANY,

12⁰⁰

an Illinois banking corporation located in Chicago, Illinois, herein referred to as TRUSTEE, witnesseth:

THAT, WHEREAS, the Mortgagors are justly indebted to the legal holder or holders of the Installment Note hereinafter described (said legal holder or holders being herein referred to as Holders of the Note) in the principal sum of SIXTY FIVE THOUSAND AND 00/100 (\$65,000.00)

Dollars, evidenced by one certain Installment Note herein referred to as "Note" of the Mortgagors of even date herewith, made payable to BEARER and delivered, in and by which said Note the Mortgagors promise to pay the said principal sum and interest from time hereof on the balance of principal remaining from time to time unpaid at the rate of 9.00 % per annum in installments as follows:

FIVE HUNDRED FORTY SIX AND 00/100 (546.00) OR MORE
Dollars on the 1ST day of SEPTEMBER, 1978 and
FIVE HUNDRED FORTY SIX AND 00/100 (546.00) OR MORE
Dollars on the 1ST day of each month thereafter until said Note is fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due on the 1ST day of AUGUST 2003

All such payments on account of the indebtedness evidenced by said Note are to be first applied to interest on the unpaid principal balance and the remainder to principal and all of said principal and interest are to be made payable at such banking house or trust company in the City of Chicago, 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 The Northern Trust Company in said City.

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 agreement 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 into 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 COUNTY OF COOK AND STATE OF ILLINOIS, to wit:

SEE RIDER ATTACHED

UNIT NO. 9-B-S AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS 'PARCEL'): BEGINNING FOR THE SAME AT THE POINT WHERE THE WEST LINE OF LAKE SHORE DRIVE (200 FEET WIDE) INTERSECTS WITH THE SOUTH LINE OF SCOTT STREET (66 FEET WIDE) AND RUNNING THENCE ALONG THE WEST LINE OF LAKE SHORE DRIVE SOUTH 192 FEET 2 1/8 INCHES THENCE NORTH AT AN ANGLE OF 88 DEGREES 17 MINUTES WEST 122 FEET 9 1/2 INCHES TO THE EAST LINE OF STONE STREET (56 FEET WIDE) THENCE ALONG THE EAST LINE OF STONE STREET NORTH 192 1 3/4 INCHES TO THE SOUTH LINE OF SCOTT STREET AFORESAID AND THENCE ALONG THE SOUTH LINE OF SCOTT STREET EAST 117 FEET 1 3/4 INCHES TO THE POINT OF BEGINNING BEING ALL OF LOTS NUMBERED 1 AND 2 IN LAWRENCE AND SYMONDS' SUBDIVISION OF LOTS 1 AND 2 AND THE NORTH 15 FEET OF LOT 3 IN BLOCK 8 IN H. O. STONE'S SUBDIVISION OF ASTOR'S ADDITION TO CHICAGO A SUBDIVISION IN SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 THE SOUTH 25 FEET OF LOT 3 ALL OF LOT 4 AND THE NORTH 32 FEET OF LOT 5 ALL IN BLOCK 8 IN H. O. STONE'S SUBDIVISION OF ASTOR'S ADDITION TO CHICAGO AFORESAID AND ALL LAND DERIVED BY WAY OF ACCRETION OR OTHERWISE LYING EAST OF THE EAST LINE OF SAID LOTS AS ORIGINALLY SUBDIVIDED AND WEST OF THE WEST LINE OF LAKE SHORE DRIVE AS NOW ESTABLISHED ALL SITUATED IN THE CITY OF CHICAGO IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION MADE BY LA SALLE NATIONAL BANK AS TRUSTEE UNDER TRUST NO. 38353 RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 20892901 TOGETHER WITH AN UNDIVIDED .4816 PERCENT INTEREST IN SAID PARCEL (EXCEPT FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS.

MORTGAGOR ALSO HEREBY GRANTS TO MORTGAGEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, ALL RIGHTS, BENEFITS, EASEMENTS, PRIVILEGES, OPTIONS AND COVENANTS FOR THE BENEFIT OF SAID PROPERTY CREATED BY 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.

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John H. Allen
Trustee
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which, with the property hereinafter described, is referred to herein as the "premises,"

TOGETHER with all buildings, 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, 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 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.

It Is Further Understood and Agreed That:

1. Mortgagors shall (a) promptly repair, restore or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or be destroyed; (b) keep said premises in good condition and repair, without waste, and free from encumbrances, or other liens or claims for liens, and especially subordinated to the first mortgage; (c) pay when due any indebtedness which may be secured by a lien or charge on the premises superior to the first mortgage, and upon request exhibit satisfactory evidence of the discharge of such prior lien to Trustee or to Holders of the Note; (d) comply within a reasonable time any building or building codes or any other laws or ordinances, and (e) comply with all requirements of law or municipal ordinances with respect to the premises and the use thereof; (f) make no material alterations to said premises except as required by law or ordinance; and (g) as hereinafter provided by the Holders of the Note.
2. Mortgagors shall pay before any finally assessed 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.
3. Mortgagors shall keep all buildings and improvements now or hereafter situated on said premises insured against loss or damage by fire, lightning, windstorms and such other hazards or contingencies as the Holders of the Note may require under policies providing for payment by the Mortgagors, and shall cause such policies to be attached to the Note, and shall pay the cost of such policies, and shall pay the cost 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 to the Holders of the Note, and in case of loss, or in case of business subject to review, shall deliver renewal policies not less than ten days prior to the respective date of expiration. In case of loss, Trustee may, but need not, collect and receipt for the proceeds of any such insurance and apply the proceeds in reduction of the indebtedness secured hereby, whether due or not.

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Witness the hand S and S, of this day and year first above written.

Marta D. Murray [small] Mary C. Murray [small]
 MARTA D. MURRAY [small] MARY C. MURRAY [small]

STATE OF ILLINOIS
 I, a Notary Public in and for said county in said County in the State aforesaid, DO HEREBY CERTIFY THAT
 the MARTA D. MURRAY, A SPIRSTER, AND MARY C. MURRAY, A
SPIRSTER, whose names S ARE subscribed in the foregoing In-
 strument, appeared before me this day in person and acknowledged that THEY day 29th and delivered the
 said instrument as THEIR own and voluntary act, for the uses and purposes therein expressed, including the
 substantial transfer of the right of inheritance.

GIVEN under my hand a Notarial Seal this 29th day of Jan 1978
Roy Frankel
 Notary Public

The instrument here mentioned in the within Trust Deed has been identified
 herewith under Identification No. 500608
 THE NORTHERN TRUST COMPANY, Trustee,
 by Robert H. Snell
 Second Vice President
 Authentication



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.

D NAME THE NORTHERN TRUST COMPANY
 E ATTN: ROY FRANKEL
 L STREET 50 SOUTH LA SALLE STREET
 I CITY CHICAGO, ILLINOIS 60675
 R OR 980
 Y INSTRUMENTS RECORDER'S OFFICE BOX NUMBER

FOR RECORDER'S INDEX PURPOSES
 DIRECT STREET ADDRESS OF ABOVE
 IDENTIFIED PROPERTY HERE
 1212 N. LAKE SHORE DRIVE
 UNIT 9-B-S
 CHICAGO, ILLINOIS

24531374