

THIS INDENTURE, Made July 14, 1978 between La Salle National Bank, national banking association, not personally but as Trustee under the provisions of a Deed or Deeds in Trust duly recorded and delivered to said Bank in pursuance of Trust Agreement dated April 14, 1978 and known as trust number 54214 herein referred to as "First Party," and Chicago Title and Trust Company 24 634 167

an Illinois corporation herein referred to as TRUSTEE, witnesseth: THAT, WHEREAS First Party has concurrently herewith executed an instalment note bearing even date herewith in the PRINCIPAL SUM OF ONE MILLION & NO/100 (\$1,000,000.00) DOLLARS made payable to BEARER and delivered, in and by which said Note the First Party promises to pay out of that portion of the trust estate subject to said Trust Agreement and hereinafter specifically described, the said principal sum and interest on the balance of principal remaining from time to time unpaid in installments as follows: interest only payable quarter-annually commencing on the day of Oct. 1, 1978, and each succeeding quarter thereafter until the Note is fully paid at the following rates: 5% per annum for the first year; 6% per annum for the second year; 7% per annum for the third year; and 7% for each year thereafter; and principal payments of FIFTY THOUSAND AND NO/100 DOLLARS (\$50,000.00) on the 1st day of June, 1981, * [cont'd below] All such payments on account of the indebtedness evidenced by said note to be first applied to interest on the unpaid principal balance and the remainder to principal; provided that the principal of each instalment unless paid when due shall bear interest at the highest lawful rate per annum, and all of said principal and interest being made payable at such banking house or trust company in

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 in said City.

NOW, THEREFORE, First Party to secure the payment of said principal sum of money and said interest in accordance with the terms, provisions and limitations of this Trust Deed, and also in consideration of the sum of One Dollar in hand paid, the receipt whereof is hereby acknowledged, does by these presents grant, remise, release, alien and convey unto the Trustee, its successors and assigns, the following described Real Estate situate, lying and being in the

AND STATE OF ILLINOIS to wit: City of Chicago COUNTY OF

Cook

legally described on Exhibit A attached hereto and made a part hereof

RE-RECORDING DOC. TO SHOW DATE INTEREST COMMENCES ON.

* and on the 1st day of June each year thereafter, with a final payment of the balance of principal and interest due the 1st day of June, 1988.

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 First Party, its successors or assigns 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 on the premises which may become damaged or be destroyed; (2) keep said premises 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 with respect to the premises and the use thereof; (6) refrain from making material alterations in said premises except as required by law or municipal ordinance; (7) pay, before any penalty attaches all general taxes, and pay special taxes, special assessments, water charges, sewer service charges, and other charges against the premises when due, and upon written request, to furnish to Trustee or to holders of the note duplicate receipts therefor; (8) pay in full under protest in the manner provided by statute, any tax or assessment which First Party may desire to contest; (9) 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 money 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, 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 to deliver all policies, including additional and renewal policies, to holders of the note, and in case of insurance about to expire, to deliver renewal policies not less than ten days prior to the respective dates of expiration; then Trustee or the holders of the note may, but need not, make any payment or perform any act hereinbefore set forth 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 lien or 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 each 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 highest lawful rate for a number of years or until the date of maturity, whichever is longer, and shall be considered a part of the indebtedness secured hereby.

TO HAVE AND TO HOLD the premises unto said Trustee, its successors and assigns, forever, for the purposes, and upon the terms and trusts herein set forth. IT IS FURTHER UNDERSTOOD AND AGREED THAT:

1. Until the indebtedness aforesaid shall be fully paid, and in case of the failure of First Party, its successors or assigns to: (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 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 with respect to the premises and the use thereof; (6) refrain from making material alterations in said premises except as required by law or municipal ordinance; (7) pay, before any penalty attaches all general taxes, and pay special taxes, special assessments, water charges, sewer service charges, and other charges against the premises when due, and upon written request, to furnish to Trustee or to holders of the note duplicate receipts therefor; (8) pay in full under protest in the manner provided by statute, any tax or assessment which First Party may desire to contest; (9) 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 money 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, 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 to deliver all policies, including additional and renewal policies, to holders of the note, and in case of insurance about to expire, to deliver renewal policies not less than ten days prior to the respective dates of expiration; then Trustee or the holders of the note may, but need not, make any payment or perform any act hereinbefore set forth 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 lien or 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 each 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 highest lawful rate for a number of years or until the date of maturity, whichever is longer, and shall be considered a part of the indebtedness secured hereby.

2. The Trustee, its successors or assigns, or any person authorized by them, may, but need not, make any payment or perform any act hereinbefore set forth 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 lien or 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 each 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 highest lawful rate for a number of years or until the date of maturity, whichever is longer, and shall be considered a part of the indebtedness secured hereby.

3. At the option of the holders of the note and without notice to First Party, its successors or assigns, all unpaid indebtedness secured by this Trust Deed shall, notwithstanding anything in the note or in this Trust Deed to the contrary, become due and payable (a) immediately in the case of default in making payment of any instalment of principal or interest on the note; or (b) in the event of the failure of First Party or its successors or assigns to do any of the things specifically set forth in paragraph one hereof and such default shall continue for three days, said option to be exercised at any time after the expiration of said three day period.

4. 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 documentary and expert evidence, stenographers' charges, publication costs and costs (which may be estimated as to items to be expended after entry of the decree) or procuring all such abstracts of title, title searches and examinations, guarantee policies, Torrens 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 bidders at any sale which may be had pursuant to such decree the true condition of the title to or the value of the premises. 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 highest lawful rate 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 foreclosure hereof after accrual of such right to foreclosure 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.

5. 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 overplus to First Party, its legal representatives or assigns, as their rights may appear.

6. 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, to the solvency or insolvency at the time of application for such receiver, of the person or persons, if any, liable for the payment of the indebtedness secured hereby, and without regard to the then value of the premises or whether the same shall then be occupied as a home or not and the Trustee hereunder may be appointed as such receiver. Such receiver shall have power to collect the rents, issues 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 times when First Party, its successors or assigns, except for the intervention of such receiver, would be entitled 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 deficiency.

Re Recording

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or at 10% per annum whichever is lower

17.00

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7. 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.
8. 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 or that of the agents or employees of Trustee, and it may require indemnities satisfactory to it before exercising any power herein given.
9. 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 of a successor trustee, such successor trustee may accept as the note herein described any note which bears a certificate of identification purporting to be executed by a prior trustee hereunder or which conforms in substance with the description herein contained of the note and which purports to be executed on behalf of First Party; 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 note herein 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 on behalf of First Party.
10. 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 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.

The Rider attached hereto is expressly made a part hereof.

COOK COUNTY, ILLINOIS
FILED FOR RECORD
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RECORDED BY
RECORDER OF DEEDS
*24581009

THIS TRUST DEED is executed by the La Salle National Bank, not personally but as Trustee as aforesaid in the exercise of the power and authority conferred upon and vested in it as such Trustee (and said La Salle National Bank, hereby warrants that it possesses full power and authority to execute this instrument), and it is expressly understood and agreed that nothing herein or in said note contained shall be construed as creating any liability on said First Party or on said La Salle National Bank personally to pay said note or any interest that may accrue thereon, or any indebtedness accruing hereunder, or to perform any covenant either express or implied herein contained, all such liability, if any, being expressly waived by Trustee and by every person now or hereafter claiming any right or security hereunder, and that so far as the First Party and its successors and said La Salle National Bank personally are concerned, the legal title and interest in the premises hereby conveyed for the payment thereof, by the enforcement of the lien hereby created in the manner herein and in said note provided or by action to enforce the personal liability of the guarantor, if any.

IN WITNESS WHEREOF, LA SALLE NATIONAL BANK, not personally but as Trustee as aforesaid, has caused these presents to be signed by its Assistant Vice President, and its corporate seal to be hereunto affixed and attested by its Assistant Secretary, the day and year first above written.

LA SALLE NATIONAL BANK As Trustee as aforesaid and not personally

By [Signature] ASSISTANT VICE PRESIDENT
ATTN: [Signature] ASSISTANT SECRETARY

STATE OF ILLINOIS }
COUNTY OF COOK } SS. I, CHERYL LARKIN, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that JOHN P. CREAN Assistant Vice President of the LA SALLE NATIONAL BANK, and T. HIRSH Assistant Secretary



of said Bank, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Assistant Vice President and Assistant Secretary, respectively, appeared before me this day in person and acknowledged that they signed and delivered this instrument as their own free and voluntary act and as the free and voluntary act of said Bank, as Trustee as aforesaid, for the uses and purposes therein set forth; and said Assistant Secretary then and there acknowledged that he, as custodian of the corporate seal of said Bank, did affix the corporate seal of said Bank to said instrument as his own free and voluntary act and as the free and voluntary act of said Bank, as Trustee as aforesaid, for the uses and purposes therein set forth. GIVEN under my hand and Notarial Seal, this 11th day of August, A.D. 1978.

My Commission Expires November 18, 1981

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

CHICAGO TITLE & TRUST COMPANY, TRUSTEE

Form with fields for 'Prepared By' (Lawrence Norton, ASST. SECRETARY) and 'Trustee' (CHICAGO TITLE & TRUST COMPANY, TRUSTEE). Includes 'IMPORTANT' notice for protection of both borrower and lender.

Box 533
TRUST DEED

LaSalle National Bank
as Trustee TO
Chicago Title and Trust Company

Trustee
Maitto
CTR TC
11 W. Washington
Chicago, Illinois

THE ABOVE SPACE FOR RECORDERS USE ONLY
LaSalle National Bank
135 South La Salle Street
CHICAGO, ILLINOIS 60690

FORM 8045 AP (6-74)
H. R. Suchor

632072

RIDER ATTACHED TO THAT
CERTAIN TRUST DEED DATED
July 14, 1978
BETWEEN LASALLE NATIONAL
BANK, AS TRUSTEE UNDER
TRUST AGREEMENT NO. 54214
AND CHICAGO TITLE AND
TRUST COMPANY.

R-1. This Trust Deed is a purchase money mortgage.

R-2. The Note secured hereby may be prepaid in whole or in part at any time and from time to time prior to maturity without penalty.

R-3. Notwithstanding any provision contained in this Trust Deed to the contrary, First Party will procure for, deliver to and maintain for the benefit of the Holders of the Note ("Holders") secured hereby insuring the premises against fire, extended coverage and such other insurable hazards, casualties and contingencies as the Holders may require and in an amount equal to 80% of the value of the premises. The form of such policies and companies issuing them shall be reasonably acceptable to the Holders and shall contain standard noncontributory mortgagee endorsements making losses payable to the Holders. The Holders are hereby authorized and empowered, at their option, to adjust or compromise any loss under any insurance policies on the premises, and to collect and receive the proceeds from such policies. The Holders may use the proceeds of such insurance, at their option, either towards restoring the improvements or as a credit on any portion of the indebtedness selected by them, whether then due or to become due in the future, or, subject to the provisions of paragraph R-4, such sums, either wholly or in part shall be paid over to the First Party to be used to repair, remodel, restore or replace the improvements on the premises.

R-4. In the event of any such loss or damages described in paragraph R-3 to the improvements upon the premises, at the request of First Party, the Holders shall make the proceeds available for the restoration of the improvements so damaged subject to the following conditions:

(a) That First Party is not then in default under any of the terms, covenants and conditions hereof;

(b) That the Holders of the Note shall first be given reasonably satisfactory proof that such improvements have been fully restored or that by the expenditure of such money will be fully restored, free and clear of all liens superior to the lien of this Trust Deed;

(c) That in the event such proceeds shall be insufficient to restore the improvements, First Party shall deposit promptly with the Holders of the Note secured hereby funds, which together with the insurance proceeds shall be sufficient to restore the improvements;

(d) That the excess of said insurance proceeds above the amount necessary to complete such restoration shall be applied as hereinbefore provided as a credit upon any portion, as selected by the Holders of the Note secured hereby, of the

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indebtedness secured hereby, but the funds 632072 released by the Holders of the Note secured hereby for restoration shall in no event be deemed a payment of any indebtedness secured hereby.

In the event any of the said conditions are not or cannot be satisfied, then the alternate disposition of such insurance proceeds as provided in paragraph R-3 hereof shall again become applicable.

R-5. If all or any part of the premises shall be damaged or taken through condemnation (which term shall include for purposes of this Trust Deed, any damage or taking by any governmental authority, and any transfer by private sale in lieu thereof, either temporarily or permanently, the Holders of the Note secured hereby shall be entitled to all compensation, awards and other payments or relief therefor and are hereby authorized, at their option, to commence, appear in and prosecute, in their own or First Party's name, any action or proceeding relating to such condemnation, and to settle or compromise any claim in connection therewith. First Party agrees to execute such assignments of any compensations, awards, damages, claims, rights of action and proceeds as the Holders may require. The Holders agree to make available to First Party such amount of the proceeds as are required to restore any building improvement to a complete architectural unit and to repair the parking and/or easement area improvements, subject to the supervision of the Holders but, provided First Party is not in default in the performance of any covenant and agreement in this Trust Deed and further provided that if any major taking occurs, which results in the reduction of rental from the tenants occupying residential or business space in the building improvements immediately before such taking, the Holders shall make available only such funds as shall assure it that the rental agreements with said tenants will produce sufficient income after reconstruction and restoration to restore full liquidation of the remaining indebtedness and interest secured hereby at or prior to the maturity date as set forth in the Note secured hereby, after reducing, proportionately, the principal balance outstanding with the remaining net proceeds, if any, and adjust the amortization payments as may be required.

R-6. It shall be an immediate default hereunder if, without the prior written consent of the Holders of the Note (which consent shall not be unreasonably withheld, and if withheld shall be based solely upon valid financial and/or moral grounds) any of the following shall occur:

(a) If the First Party shall create, effect or consent to or shall suffer or permit any conveyance, sale, assignment, transfer, lien, pledge, mortgage, security interest or other encumbrance or alienation ("Transfer") of the premises or any part thereof, or interest therein;

(b) If any beneficiary of First Party shall create, effect or consent to or shall suffer or permit any Transfer of such beneficiaries' beneficial interest.

Anything to the contrary contained herein notwithstanding, any Transfer of the premises or any part thereof, or interest therein or of the beneficiaries' beneficial interest, shall not be a default and shall not require the prior written consent of the Holders of the Note, provided such Transfer:

(i) is to any commercial bank, savings bank, savings and loan association, building and loan association, insurance company or other financial institution, or;

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(ii) is to any entity in which Anthony A. Antoniou is possessed of not less than 20% of the equity ownership and voting rights.

In the event of any Transfer of the premises, or any part thereof, or interest therein, or of a beneficiaries' beneficial interest, First Party shall give at least five (5) days advance written notice of the same to the Holders of the Note, together with a copy of the proposed instrument or instruments of Transfer.

R-7. Notwithstanding any provision contained in the Trust Deed to the contrary, in the event of any default hereunder on the part of the First Party which default can be cured upon the payment of money or in the event of default as provided in R-5 of the Rider and such default is not cured within five (5) days after written notice to First Party, or in the event of any default hereunder on the part of First Party, which default cannot be cured by payment of money except for default under paragraph R-6 and First Party has not commenced to cure such default within thirty (30) days after written notice to the First Party, or if First Party has commenced to cure such default within said thirty (30) day period but does not thereafter with reasonable diligence and good faith proceed to complete its obligations, then, upon the expiration of such applicable period of time, the Holders shall be entitled to enforce immediately and without further notice the appropriate remedies afforded hereunder, in the Note secured hereby including acceleration of the installments of principal and interest and any indebtedness accrued hereunder.

R-8. Notwithstanding anything in the Trust Deed to the contrary, at any time and from time to time, Purchaser shall have the right to obtain release of certain specified "parcels" of the premises from this Trust Deed and the lien thereof ("partial release") upon payment of, or at such times as the unapplied payments of principal theretofore made equal the "allocated release price". The "allocated release price" of each parcel of the premises being purchased is designated on Exhibit F attached hereto and made a part hereof. Purchaser's right to obtain said partial releases is subject to the following terms and conditions:

(a) Release of each parcel may be obtained in any order as Purchaser may desire except that parcel C, which contains the heating and utilities plant for all the buildings located on the premises, shall not be released until final payment of the entire indebtedness secured hereby is made.

(b) Any facilities, heating equipment, pipes, conduit, etc., which are located in or run through any buildings on each parcel shall not be obstructed, tampered with, removed, replaced, repaired or otherwise dealt with in any way whatsoever without prior written consent of the Holders and said buildings remaining subject to the lien hereof are capable of continuing to be operated as a unified structure. The heating, electricity and all other utilities provided for each and every building on the premises shall be adequate and comply in all respects with the minimum standards provided by the City of Chicago ordinance, other zoning and building laws and as may be required by the leases for each building.

(c) Partial releases shall be issued only if the First Party is not then in default under any of the terms, covenants and conditions of this Trust Deed and the Note hereby secured.

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(d) The costs (including attorney's fees) of obtaining said partial releases shall be borne by First Party.

Notwithstanding anything to the contrary contained in the Trust Deed, Trustee shall partially release this Trust Deed and the lien thereof by proper instrument upon presentation of satisfactory evidence that the allocated release price for the particular parcel has been fully paid. The following shall be considered satisfactory evidence: (a) a written direction by the Holders of the Note specifying that the allocated release price has been fully paid and the legal description of the particular parcel to be released and (b) production of the Note presented simultaneously with the written direction.

R-9. The Trustee, without written notice, and without regard to the consideration, if any, paid therefor, and notwithstanding the existence at that time of any inferior liens thereon, may release any part of the premises or any person liable for any indebtedness secured hereby, without in any way affecting the liability of any party to the Note and Trust Deed and without in any way affecting the priority of the lien of this Trust Deed, to the full extent of the indebtedness remaining and paid hereunder, upon any part of the security not expressly released, and may agree with any party obligated on said indebtedness or having any interest in the security described herein to extend the time for payment of any part or all of the indebtedness secured hereby. Such agreement shall not, in any way release or impair the lien hereof, but shall extend the lien hereof as against the title of all parties having any interest in said security which interest is subject to said lien.

In the event the Trustee (a) releases, as aforesaid, any part of the security described herein or any person liable for any indebtedness secured hereby; (b) grants an extension of time for any payments of the debt secured hereby; (c) takes other or additional security for the payment thereof; (d) waives or fails to exercise any right granted herein or in said Note, said act or omission shall not release First Party, its successors or assigns, under any covenant of this Trust Deed or of said Note, nor preclude the Trustee or Holders of the Note from exercising any right or privilege herein or intended to be granted in the event of any other default then made or any subsequent default.

R-10. Any notice which any party hereto may be required or desire to give hereunder shall be deemed to have been given if mailed by United States registered mail, return receipt requested, in the case of the Holders of this Note secured hereby to it at the following address:

Borland Building Company
c/o Gerald S. Kaufman
95 East South Water Street
Chicago, Illinois 60601

with a copy to:

Barnet C. Engler
ALTHEIMER & GRAY
One IBM Plaza, Suite 3700
Chicago, Illinois 60611

if to the First Party:

Mr. Anthony A. Antoniou
1200 Roosevelt Road
Glen Ellyn, Illinois 60137

With a Copy to:

Mr. Ralph T. McKean
Frankel, McKay, Orlikoff, Denten
& Kostner
208 S. La Salle Street, Suite 1008
Chicago, Illinois 60604

Office
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All notices shall be deemed effective on the date and time set forth on the registry receipt.

Property of Cook County Clerks Office

COOK COUNTY, ILLINOIS
FILED FOR RECORD
SEP 20 9 00 AM '78

Edw. R. Wilson
RECORDER OF DEEDS
24634167

LASALLE NATIONAL BANK AS TRUSTEE
UNDER TRUST AGREEMENT NO. 54214

By: *[Signature]*
Its: ASS'T VICE PRESIDENT

Attest: *[Signature]*
Its: ASSISTANT SECRETARY



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EXHIBIT A

Lots 17 to 22 both inclusive and Lot 43 in Block 125; and Lot 2, Lot 5 (except the West 5.64 feet of the North 1/2 of Lot 5) and Lots 8, 11, 14, 17 and 20 (except that part of Lots 2, 5, 8, 11, 14, 17 and 20 lying West of the East line of alley running North and South across rear of said Lots as now located) all in Block 126 in School Section addition to Chicago in Section 16, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office

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EXHIBIT B

632072

ALLOCATED RELEASE PRICE
FOR REAL ESTATE AND BUILDINGS:

Vacant Land	\$. 200,000
Clark Street Lot 43	50,000
A & Annex A	138,000
B & Annex B	127,000
C-(will be last building to be released)	138,000
Driveway	50,000
D & Annex D	192,000
E & Annex E	207,000

Property of Cook County Clerk's Office

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UNRECORDED DOCUMENT