



TRUST DEED

24699638

035531

CTTC 1

THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made October 24 1978 between Lawrence J. Barr and Elayne C. Barr husband and wife

herein referred to as "Mortgagors", and CHICAGO TITLE AND TRUST COMPANY, an Illinois corporation doing business in Chicago, Illinois, herein referred to as "TRUSTEE", witnesseth: THAT, WHEREAS the Mortgagors are justly indebted to the legal holder or holders of the principal Promissory Note hereinafter described, said legal holder or holders being herein referred to as Holders of the Note, in the Principal Sum of Twenty Thousand and No/100

(\$20,000.00) DOLLARS, evidenced by one certain Principal Promissory Note of the Mortgagors of even date herewith, made payable to THE ORDER OF BEARER

and delivered, in and by which said principal Note the Mortgagors promise to pay the said principal sum on November 15, 1979 with interest thereon from date of disbursement until maturity at the rate of ten and one-quarter (10-1/4) per cent per annum, payable on the 1st day of December, 1978, and on the 1st day of each year; all of said principal and interest bearing interest after maturity at the rate of ten and one-quarter (10-1/4) per cent 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 Mid Town Bank of Chicago.

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 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 City of Park Ridge COUNTY OF Cook AND STATE OF ILLINOIS, to wit:

SEE EXHIBIT A ATTACHED HERETO FOR LEGAL DESCRIPTION

* and on the first day of each and every month thereafter until maturity

THIS INSTRUMENT WAS PREPARED BY: [Signature] MID TOWN BANK OF CHICAGO 2021 NORTH CLARK STREET CHICAGO, ILLINOIS 60614

24699638

THIS MORTGAGE IS A JUNIOR MORTGAGE

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 thereon 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, inador 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 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.

This trust deed consists of three 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. * and on the Rider attached hereto and hereby made a part hereof

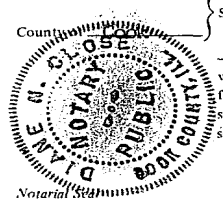
WITNESS the hand of [Signature] and seal of [Signature] of Mortgagors the day and year first above written.

[Signature] Lawrence J. Barr [SEAL] [Signature] Elayne C. Barr [SEAL]

STATE OF ILLINOIS,

I, the undersigned

a Notary Public in and for the residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT Lawrence J. Barr and Elayne C. Barr, husband and wife



who are personally known to me to be the same person whose name are subscribed to the foregoing instrument, 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.

Given under my hand and Notarial Seal this 31st day of October, 1978.

[Signature] Notary Public

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

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 mechanics' or other liens or claims for lien not expressly subordinated to the lien hereof; (c) 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; (d) complete within a reasonable time any building or buildings now or at any time in process of erection upon said premises; (e) comply with all requirements of law or municipal ordinances with respect to the premises and the use thereof; (f) make no material alterations in said premises except as required by law or municipal ordinance.

2. 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.

3. Mortgagors shall keep all buildings and improvements now or hereafter situated on said premises insured against loss or damage by fire, lightning and windstorm (and flood damage, where the lender is required by law to have its loan so insured) under policies providing for payment by the insurance companies of moneys sufficient 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 holder 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.

4. In case of default therein, Trustee or the holders of the note may, but need not, make any payment or perform any act herebefore 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 therefor, 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 a rate equivalent to the post maturity rate set forth in the note securing this trust deed, if any, otherwise the prematurity rate set forth therein. Inaction of Trustee or holders of the note shall not be considered as a waiver of any right accruing to them on account of any default hereunder on the part of Mortgagors.

5. The Trustee or the holders of the note hereby authorized making any payment hereby authorized relating to taxes or assessments, may do so according to any bill, statement or estimate procured from the appropriate public office without inquiry into the accuracy of such bill, statement or estimate or into the validity of any tax, assessment, sale, forfeiture, tax lien or title or claim therefor.

6. 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 principal note, and without notice to Mortgagors, all unpaid indebtedness secured by this Trust Deed shall, notwithstanding anything in the principal note or in this Trust Deed to the contrary, become due and payable when default shall occur and continue for three days in the payment of any interest or in the performance of any other agreement of the Mortgagors herein contained.

7. 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) of procuring all such abstracts of title, searches and examinations, title insurance 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 a rate equivalent to the post maturity rate set forth in the note securing this trust deed, if any, otherwise the prematurity rate set forth therein, 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 to foreclose hereof after accrual of such right to foreclose 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.

8. 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 term hereof constitute secured indebtedness additional to that evidenced by the principal note, with interest thereon as herein provided; third, all principal and interest remaining unpaid on the principal note; fourth, any surplus to Mortgagors, their heirs, legal representatives or assigns, as their rights may appear.

9. 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, without regard to the solvency or insolvency of Mortgagors at the time of application for such receiver and without regard to the then value of the premises or whether the same shall be then occupied as a homestead 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 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 Mortgagors, 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: (a) 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; (b) the deficiency in case of a sale and a deficiency.

10. 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 law upon the note hereby secured.

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.

12. Trustee has no duty to examine the title, location, existence or condition of the premises, or to inquire into the validity of the signatures or the identity, capacity, or authority of the signatories on the note or trust deed, 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.

13. 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 principal note, representing that all indebtedness hereby secured has been paid, which representation Trustee may accept without further 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 an identification number purporting to be placed thereon by a prior trustee hereunder or which conforms in substance with the description herein contained of the principal note and which purports to be executed by the persons herein designated as the makers thereof; and where a release is requested of the original trustee and it has never placed an identification number on the principal note described herein, it may accept as the genuine note herein described any note which may be presented and which conforms in substance with the description herein contained of the principal note and which purports to be executed by the persons herein designated as makers thereof.

14. 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 or 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.

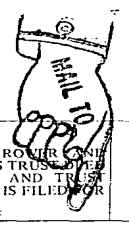
15. This Trust Deed and all provisions hereof, shall extend to and be binding upon Mortgagors and all persons claiming under or through Mortgagors, and the word "Mortgagors" when used herein shall include all such persons and all persons liable for the payment of the indebtedness or a part thereof, whether or not such persons shall have executed the principal note or this Trust Deed. The word "note" when used in this instrument shall be construed to mean "notes" when more than one note is used.

16. Before releasing this trust deed, Trustee or successor shall receive for its services a fee as determined by its rate schedule in effect when the release deed is issued. Trustee or successor shall be entitled to reasonable compensation for any other act or service performed under any provisions of this trust deed. The provisions of the "Trust And Trustees Act" of the State of Illinois shall be applicable to this trust deed.

24699639

THE PROVISIONS ON THE RIDER ATTACHED HERETO ARE HEREBY MADE A PART HEREOF

IMPORTANT!
FOR THE PROTECTION OF BOTH THE BORROWER AND THE LENDER THE PRINCIPAL NOTE SECURED BY THIS TRUST DEED SHOULD BE IDENTIFIED BY CHICAGO TITLE AND TRUST COMPANY, TRUSTEE, BEFORE THE TRUST DEED IS FILED FOR RECORD.

MAIL TO: 

Identification No. 625833
CHICAGO TITLE AND TRUST COMPANY, Trustee.
By Dorothy Bailey Assistant Secretary
Assistant Vice President

MAIL TO: Attn: Diane N. Close

PLACE IN RECORDER'S OFFICE BOX NUMBER

MID TOWN BANK OF CHICAGO
2021 North Clark Street
Chicago, Illinois 60614

FOR RECORDER'S INDEX PURPOSES
INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE
1105 South Rose Street
Park Ridge, Illinois 60068

UNOFFICIAL COPY

EXHIBIT A

635851

SUBDIVISION PARCEL 1:
THE NORTH 23 FEET OF THE SOUTH 398.76 FEET MEASURED ON THE WEST LINE THEREOF OF THAT PART LYING EAST OF THE WEST 157 FEET MEASURED ON THE SOUTH LINE THEREOF OF THE WEST 1/2 OF THAT PART OF LOT 8 IN COUNTY CLERK'S DIVISION IN THE SOUTH EAST 1/4 OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF A LINE 1491.99 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTH EAST 1/4 OF SAID SECTION 34;

SUBDIVISION PARCEL 2:
EASEMENT FOR THE BENEFIT OF SUBDIVISION PARCEL 1 FOR INGRESS AND EGRESS AS A PRIVATE ROAD CREATED BY THE DECLARATION MADE BY KATHLEEN M. HALLOWAY DATED FEBRUARY 23, 1953 AND RECORDED FEBRUARY 25, 1953 AS DOCUMENT 15553318 AND EASEMENT FOR INGRESS AND EGRESS INSTALLING, ADDING, MAINTAINING, REPAIRING AND REPLACING A WATER AND SEWER PIPE OR PIPES AND FOR DRILLING A WELL OR WELLS, INSTALLING PUMPS, PRESSURE TANKS, STORAGE TANKS AND OTHER EQUIPMENT AS CREATED BY THE AGREEMENT MADE BY ROSE AVENUE PROPERTY OWNERS ASSOCIATION AS DATED AUGUST 19, 1955 AND RECORDED MAY 11, 1956 AS DOCUMENT 15577378 OVER, ACROSS AND WITHIN THE PREMISES DESCRIBED AS FOLLOWS, TO-WIT: THOSE PARTS OF THE WEST 1/2 OF THAT PART OF LOT 8 AFORESAID, LYING WEST OF A LINE 1491.99 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID SOUTH EAST 1/4 OF SECTION 34, DESCRIBED AS FOLLOWS:

(A) COMMENCING AT A POINT ON THE SOUTH LINE OF SAID LOT 8, 97 FEET EAST OF THE SOUTH WEST CORNER OF SAID LOT 8; THENCE NORTHEASTERLY ALONG A STRAIGHT LINE TO A POINT ON A LINE 145.5 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID LOT 8 AND 137 FEET EAST OF AND PARALLEL TO THE WEST LINE OF LOT 8; THENCE NORTH ALONG A LINE 137 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID LOT 8 TO A POINT ON A LINE 60 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID LOT 8; THENCE WEST ALONG SAID LAST MENTIONED PARALLEL LINE A DISTANCE OF 10 FEET; THENCE NORTH ALONG A LINE 127 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID LOT 8, A DISTANCE OF 60 FEET TO THE NORTH LINE OF SAID LOT; THENCE EAST ALONG THE NORTH LINE OF SAID LOT A DISTANCE OF 60 FEET; THENCE SOUTH ALONG A LINE PARALLEL TO THE WEST LINE OF SAID LOT 8, A DISTANCE OF 60 FEET; THENCE WEST ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID LOT, A DISTANCE OF 10 FEET; THENCE SOUTH ALONG A LINE 177 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID LOT TO A POINT ON A LINE 130.88 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID LOT; THENCE SOUTHWESTERLY ALONG A STRAIGHT LINE TO A POINT ON THE SOUTH LINE OF SAID LOT 8, 157 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 8 TO THE POINT OF BEGINNING, EXCEPT THAT PART THEREOF FALLING IN PARCEL 1 AFORESAID, AND EXCEPT THAT PART THEREOF FALLING IN THAT PART OF SAID LOT 8 IN COUNTY CLERK'S DIVISION DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 8 AFORESAID; THENCE SOUTH 4.17 FEET ALONG THE WEST LINE OF SAID LOT 8; THENCE EAST 310.21 FEET; THENCE NORTH 5.42 FEET TO THE NORTH LINE OF SAID LOT 8 TO THE POINT OF BEGINNING;

(B) THE NORTH 20 FEET OF THE SOUTH 429.65 FEET LYING EAST OF THE WEST 177 FEET, AND,

(C) THE NORTH 20 FEET OF THE SOUTH 561.53 FEET OF THE WEST 177 FEET ALL IN COOK COUNTY, ILLINOIS

24699638

UNOFFICIAL COPY

RIDER TO TRUST DEED MADE BY
LAWRENCE J. BARR AND ELAYNE
C. BARR, HUSBAND AND WIFE, TO
CHICAGO TITLE AND TRUST COMPANY,
AS TRUSTEE, DATED OCTOBER 24, 1978

17. In the event the First Party transfers or otherwise disposes of the premises or permits a lien (paramount or junior) to be placed upon the premises, to secure a loan or other obligations, or in the event the First Party permit a lien to attach to the premises, the holders hereof shall have the right to declare immediately due and payable the principal sum secured hereby and all interest accrued thereon.

18. In the event that the holder hereof shall, in good faith, deem itself insecure, the holder hereof shall have the right to accelerate the payments of principal and interest due hereunder.

19. The premises described herein is subject to a lien of a prior trust deed ("prior trust deed") dated December 13, 1977 and recorded on January 12, 1978 as Document No. 24283125. Any default under the prior trust deed shall be considered to be a default hereunder which default shall, notwithstanding anything else to the contrary herein contained or contained in the note which this Trust Deed secures, have the same grace period, if any, for curing default as set forth in the prior trust deed.

20. The premises described herein is subject to a lien of a prior trust deed ("prior trust deed") dated June 7, 1969 and recorded on June 17, 1969 as Document No. 20873447. Any default under the prior trust deed shall be considered to be a default hereunder which default shall, notwithstanding anything else to the contrary herein contained or contained in the note which this Trust Deed secures, have the same grace period, if any, for curing default as set forth in the prior trust deed.

Lawrence J. Barr
LAWRENCE J. BARR

Elayne C. Barr
ELAYNE C. BARR

24699638

UNOFFICIAL COPY

1978 NOV 2 AM 11 38

NOV-2-78 1 6 4 5 8 5 24699638 13.25

13⁰⁰ MAIL

24699638

Property of Cook County Clerk's Office

END OF RECORDED DOCUMENT