

# UNOFFICIAL COPY



THIS IS A CORRECTED TRUST DEED

TRUST DEED

Aug 8 10 56 AM '78

NO. 24 930 771

24 575 464

Edna Bruchhaus  
RECORDER OF DEEDS

\*24575464

14 00

FOR THE ABOVE SPACE FOR RECORDER'S USE ONLY

MORTGAGEE: MARTIN K. BECKLEBERG, A

BECKLEBERG  
MORTGAGEE: TRUST COMPANY in Illinois corporation doing business in  
Chicago, Illinois, as TRUSTEE, without  
THAT WHEREAS the Mortgages are being recorded in the Register of the Instrument Note hereinafter described, said  
Mortgages are being held subject to the Trust in the principal sum of TWENTY-EIGHT THOUSAND

Dollars,  
and interest thereon, which said Note is the Mortgagee promise to pay the said principal sum and interest  
on the date of discharge of the balance of principal remaining from time to time unpaid at the rate  
of 10-1/2% per annum in installments (including principal and interest) as follows: Two Hundred Fifty-

one and 50/100 (\$251.53) Dollars or more on the 1st day  
of September 1978 and Two Hundred Fifty-one and 50/100 (\$251.53) Dollars or more 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 1983. All such payments on  
account of the indebtedness evidenced hereby shall be first applied to interest on the unpaid principal balance and the  
remainder of principal provided that the principal of each installment unless paid when due shall bear interest at the rate  
of 10-1/2% per annum and all of said principal and interest being 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 at the office of BELMONT NATIONAL BANK OF CHICAGO  
in said City.

NOW THEREFORE the Mortgagee covenants and agrees that 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 Mortgagee  
to be performed and any consideration of the sum of One Dollar in hand paid, the receipt whereof is hereby acknowledged, do by these  
present CONVEY and WARRANT unto the Trustee, its successors and assigns the following described Real Estate and all of their estate, right,  
title and interest, to wit: COOK AND STATE OF ILLINOIS, TO WIT:  
Cook AND STATE OF ILLINOIS, TO WIT:

SEE RIDER ATTACHED HERETO, INCORPORATED HEREIN BY REFERENCE  
AND MADE A PART HEREOF.

THIS INSTRUMENT PREPARED BY

EDNA BRUCHHAUSEN  
Notary Public and Clerk  
of Cook County  
Chicago, Illinois 60657

TO HAVE AND TO HOLD the premises unto the said Trustee, his heirs and assigns, forever, for the purposes and upon the use and  
trust 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 Mortgagee 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 mortgagees, their heirs,  
successors and assigns.

WITNESS the hand and seal of Mortgages the day and year first above written  
[SEAL] Martin K. Beckleberg [SEAL]  
[SEAL] Martin K. Beckleberg [SEAL]

STATE OF ILLINOIS

Edna Bruchhaus  
Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY  
THAT Martin K. Beckleberg, a Bachelor

County of COOK

who is personally known to me to be the same person whose name is subscribed to the  
foregoing instrument, appeared before me this day in person and acknowledged that  
is signed, read and delivered the said instrument as his free and  
voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 4th day of August 1978.

My Commission Expires: July 23, 1980 Notary Public

Form 107 Trust Deed - and also Mortgage - Secured One Instrument Note with Interest Included in Payment.

5-11-78

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24930771

PNTI # 1210879 88-8  
4-20-78 69-280781

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COOK COUNTY, ILLINOIS  
FILED FOR RECORD  
APR 24 '78 9 00 AM

*Julius R. Olson*  
Clerk  
24930771

...for and residing  
...THAT Martin  
...to be the  
...in instrument,  
...and acknowledged that he signed  
...as the free and voluntary act  
...fact.

24 930 771

*Julius R. Olson*

7-2-78

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**ARTICLE 10. THE PURPOSES OF THE TRUST DEED**

10.1 The purposes of the Trust Deed shall be to secure the performance of the obligations of the Borrower under the Note and to provide for the payment of the principal and interest on the Note in accordance with the terms hereof.

10.2 The Trust Deed shall also serve to secure the performance of the obligations of the Borrower under any other instruments which may be executed by the Borrower in connection with the Note.

10.3 The Trust Deed shall also serve to secure the performance of the obligations of the Borrower under any other instruments which may be executed by the Borrower in connection with the Note.

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10.10 The Trust Deed shall also serve to secure the performance of the obligations of the Borrower under any other instruments which may be executed by the Borrower in connection with the Note.

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10.12 The Trust Deed shall also serve to secure the performance of the obligations of the Borrower under any other instruments which may be executed by the Borrower in connection with the Note.

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THIS INSTRUMENT IS HEREBY DECLARED TO BE VALID AND EFFECTIVE AS OF THE DATE OF RECORDING THEREOF.

Property of Cook County Office

THIS INSTRUMENT IS HEREBY DECLARED TO BE VALID AND EFFECTIVE AS OF THE DATE OF RECORDING THEREOF.

The loan secured hereby is made in reliance upon the ownership and management by mortgagor of the mortgaged premises. Therefore, if mortgagor shall, without consent in writing of the mortgagee, convey all or part of the mortgaged premises, including fixtures that are deemed part of the mortgaged premises under local law, (except to the extent permitted by the terms hereof), but expressly excluding from this Article any articles deemed chattels under local law, or if the management, ownership or control of the mortgaged premises shall change, so that the present mortgagor shall relinquish or lose his present degree of such management, ownership or control, or in the event any consensual junior or concurrent lien is attached to the mortgaged premises, then all debt secured hereby shall at once become due and payable at the option of the holder of the mortgage debt. In substantial changes, or changes by reason of death, or conveyances or assignments made to members of an owner's family, shall not operate to accelerate the debt, but in the event of such changes this clause shall apply to the grantee or assignee as if he were the mortgagor. This provision is inapplicable to transfers or the creation of consensual liens on chattels, since mortgagee chooses to rely on its continuing chattel security in such event, so that mortgagee in such event will not be required to consent or refuse consent to such chattel transaction. This last provision is also inapplicable to leases for two years or less that contain no option to renew or purchase or any preemption rights. A consent once given under this paragraph does not exhaust this paragraph. Like consents will be needed on future transactions.

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Mortgagor shall make deposits with the holder of the note on each of the due dates of said installments of principal or interest in amounts fixed by the holder of the note in order to maintain a fund sufficient to enable the holder of the note to pay the general taxes assessed against the premises described herein as they accrue or become due; said deposits to be made so that the holder of the note shall have on deposit in advance of the due date of each installment of taxes an amount equal thereto. The holder of the note shall not be liable for interest on such tax deposits.

*Walter J. Becklenberg*  
Walter J. Becklenberg

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