

# UNOFFICIAL COPY

Property of Cook County

24 074 287

## TRUST DEED

Date August 23, 1977

THIS INDENTURE WITNESSETH, That the undersigned as grantors, of the City of Chicago  
County of Cook and State of Illinois for and in consideration of a loan of \$22349.04  
including interest, evidenced by a promissory note of even date herewith, convey and warrant to LaSalle National Bank, 135  
South LaSalle Street, Chicago, Illinois, as trustee, the following described Real Estate, with all improvements thereon,  
situated in the County of Cook in the State of Illinois

to wit: Unit No. 11B as delineated on Survey of that part of Lot A described as follows:

Commencing at a point on the East line of said Lot, 90.60 feet North of the South East corner there  
of; thence West perpendicularly to said East line, 114.58 feet, more or less to the point of in-  
tersection with a line which is 22.50 feet East of and parallel with the West line of the South  
portion of said Lot A; thence North along said parallel line and said line extended, 24.605 feet;

thence West along a line drawn perpendicularly to the East line of said Lot,  
55.52 feet, more or less to a point on the West line of the North portion of  
said Lot; thence South along said West line 7.95 feet, more or less to the  
corner of the North portion of said Lot; thence East 32.99 feet along the  
South line of the north portion of said Lot to a point on the West line of  
the South portion of said Lot; thence South along said West line to the  
South West corner of said Lot; thence East along the South line of said  
Lot to the South East corner thereof; thence North along the East line of  
said lot to the point of beginning, said Lot A being a consolidation of  
Lots 1 and 2 in Block 2, Potter Palmer's Lake Shore Drive Addition to Chicago  
in the North 1/2 of Block 7 and of part of Lot 21 in Collins' Subdivision of  
the South 1/2 of Block 7 in Canal Trustees' Subdivision of the South  
fractional 1/4 of Section 3, Township 39 North, Range 14 East of the Third  
Principal Meridian, in Cook County, Illinois, which Survey is attached as Exhibit  
"A" to Declaration of Condominium made by Amalgamated Trust and Savings Bank,  
as Trustee, under Trust Agreement dated August 18, 1976, and known as Trust  
No. 3067, recorded in the Office of the Recorder of Cook County, Illinois, as  
Document No. 23675015; together with an undivided 685% interest in the property  
described in said Declaration of Condominium aforesaid (excepting the units  
as defined and set forth in the Declaration of Condominium and Survey).

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portion of said lot, block and  
 commonly known as 1000 Lake Shore Plaza Chicago Illinois  
 Address City State

hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of  
 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 Mortgagors may be entitled thereto (which are pledged pri-  
 marily 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 cen-  
 trally 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 appartus, 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.

GRANTORS AGREE to pay all taxes and assessments upon said property when due, to keep the buildings thereon  
 insured to their full insurable value, to pay all prior encumbrances and the interest thereon and to keep the property ten-  
 antable and in good repair and free of liens. In the event of failure of grantors to comply with any of the above covenants,  
 then grantee is authorized to attend to the same and pay the bills therefor, which shall with 8% interest thereon, become  
 due immediately, without demand. On default in any payments due in accordance with the note secured hereby, or in the  
 event of a breach of any covenant herein contained, grantee may declare the whole indebtedness due together with interest  
 thereon from the time of such default or breach, and may proceed to recover such indebtedness by foreclosure thereof, or by  
 suit at law, or both, as if all of said indebtedness had then matured by express terms.

AS FURTHER SECURITY grantors hereby assign, transfer and set over to grantee all the rents, issues and profits  
 of said premises, from and after this date, and authorize him to sue for, collect and receipt for the same, to serve all neces-  
 sary notices and demands, to bring forcible proceedings to recover possession thereof, to rerent the said premises as he  
 may deem proper and to apply the money so arising to the payment of this indebtedness, or to any advancements made as  
 aforesaid, and it shall not be the duty of grantee to inquire into the validity of any such taxes, assessments, liens, encum-  
 brances, interest or advancements.

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 reg-  
 ard 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 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 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 or 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.

This instrument was prepared by Clara Clark  
 135 South LaSalle Street, Chicago, Illinois 60602

Witness our hands and seals this 23 day of August, 1977  
 Signed and Sealed in the Presence of

*Clara Clark*  
 Clara Clark

*Louis Pellar* (Seal)  
*Sara Pellar* (Seal)

STATE OF ILL.  
COOK ) I, \_\_\_\_\_  
 ) a Notary Public, in and for, and residing in said County in the State aforesaid,  
 do hereby certify that Louis and Sara Pellar



are \_\_\_\_\_ personally known to me to be the same persons whose name  
 they \_\_\_\_\_ 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, including the release and waiver of the right of homestead.

Given under my hand and Notarial Seal this \_\_\_\_\_  
 day of August, 1977.

*Katherine Hayes*  
 Katherine Hayes  
 Notary Public.

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*Alvin R. ...*

RECORDER OF DEEDS  
COOK COUNTY ILLINOIS

1977 AUG 25 PM 3 31

AUG-25-77 432109 • 24074287 • A — Rec

11.00

Property of Cook County Clerk's Office

Box 1209

Trust Deed

TO

LASALLE NATIONAL BANK, as trustee

Attn: F. R. Ule

24074287

END OF RECORDED DOCUMENT