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Property Of

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 7 hereof; second, all other items which under the terms of paragraph 4 hereof constitute additional indebtedness secured hereby with interest thereon as herein provided; third, all principal and interest not having been paid on the indebtedness secured hereby; fourth, any excess to Mortgages, their heirs, legal representatives or assigns, as their rights may appear.

9. Upon or at any time after the filing of any suit to foreclose this Trust Deed, the court in which such suit is filed may, either before or after sale without notice to the Mortgages, or any party claiming thereunder, and without giving bond on such application (any and all such notice and bond being hereby expressly waived), and also with respect to the solvency or insolvency at the time of such application of the person or persons liable for the payment of the indebtedness secured hereby, and without regard to the then value of said premises or whether the same shall then be occupied by the owner of the equity of redemption as a homestead, appoint a receiver (who may be the Trustee or its successor in trust hereunder) for the benefit of the holders of the indebtedness secured hereby, or upon application of the Trustee or any holder of the indebtedness secured hereby, enter an order as provided by statute placing the Trustee or any holder of the indebtedness secured hereby in possession of the premises, with power in either case to collect the rents, issues and profits of said premises then due and to become due during the pendency of such foreclosure suit and, in case of a sale and deficiency, during the full statutory period of redemption whether there be redemption or not, as well as during any further times when Mortgages, except for the intervention of such receiver or the Trustee or any holder of the indebtedness secured hereby in possession as aforesaid, would be entitled to collect such rents, issues and profits, and to court any from time to time authorize said receiver or person in possession, as the case may be, to apply the net amounts in his hands in payment (in whole or in part) of any or all of the items following: (1) amount due upon the indebtedness secured hereby, (2) amount due upon any decree entered in any suit foreclosing this Trust Deed, (3) insurance of the improvements upon said premises, (4) taxes, special assessments, water rates or any other charges or liens upon said premises that may be or become exigent or superior to the lien of this Trust Deed or of any decree foreclosing the same, or (5) for any necessary repairs upon said premises. As a convenient (and not alternative or exclusive) remedy it shall be lawful for the Trustee, its agents or attorneys (although none of them shall be under any obligation so to do) forthwith, either with or without process of law, forcibly or otherwise, to enter upon and take possession of said premises and property, to expel and remove any person, goods or chattels occupying or upon the same, and to collect and receive all the rents, issues and profits thereof, and to manage and control the same, making from time to time all lawful and proper repairs, and to lease the same or any part thereof, from time to time and after deducting all reasonable trustee's, officers' and attorneys' fees and all expenses in the protection, care, repair and management of said premises, apply the remaining net income upon the indebtedness secured hereby in the same manner as hereinabove specified upon a sale of said premises under foreclosure. In the event of default hereunder, as above provided, Mortgages may, at any time, to the Trustee, or to any receiver appointed for said premises or any person in possession of the premises as aforesaid, the reasonable rent due from the date of such default of any parts of said premises occupied by Mortgages, without regard to the then value of said premises and regardless of whether or not decree of sale has been entered or sale had thereon.

10. No action for the enforcement of the lien or of any provision herein shall be subject to any defense which would not be good and available to the party interposing same in any action at law upon the notes or other obligations evidencing the indebtedness secured hereby. If Mortgages is a corporation, it hereby waives any and all rights of redemption from sale under any decree of foreclosure of this Trust Deed, on its own behalf and on behalf of each and every person, except decree or judgment creditors of a Mort upon, requiring any interest in or title to the premises subsequent to the date of this Trust Deed.

11. The Trustee or any holder of the indebtedness secured hereby shall have the right to inspect the premises at all reasonable times and access thereto shall be permitted for that purpose.

12. The Trustee shall have no responsibility as to the validity of this instrument or as to the propriety to be hereby created or for the consequences of any breach on the part of the Mortgages or any of the events herein contained. The Trustee shall be under no obligation to do or refrain from doing any act hereunder except upon the written request of the holder of the indebtedness secured hereby and upon being fully indemnified, as often as may be required, to his full satisfaction, that the Trustee may buy, sell, own and deal in the indebtedness secured by this Trust Deed and may enforce its rights as such holder to the same extent as if it was not Trustee hereunder; that neither the said Trustee nor any of its agents or attorneys, nor the holder or holders of any indebtedness secured hereby, shall incur any personal liability on account of anything that it, he or they may or omit to do under the provisions of this deed, except in case of its, his or their own gross negligence or willful misconduct; that in CHEST NATHANAL BANK AND TRUST COMPANY OF EXCHANGE, INCORPORATED, or its successors, or consolidated with, or is succeeded by or the major portion of its business is taken over by another corporation having trust powers, such corporation shall be Trustee hereunder with the same effect as if originally appointed as such and shall be considered included in the term "Trustee" as herein used; that the Trustee, or any successor Trustee, at any time resign and discharge itself of and from the trust hereby created by a resolution in writing filed in the Recorder's or Recorder's Office of the county in which this instrument shall have been filed or recorded; and further that in case of the resignation, inability or refusal to act of the Trustee at any time when its action hereunder may be required by any person entitled thereto, then CHEST NATHANAL BANK AND TRUST COMPANY, a corporation organized and existing under the laws of the State of Illinois and doing business in the City of Chicago, Illinois, shall be and it is hereby appointed and named successor in trust to said Trustee under this Trust Deed, with identical powers and authority, and the title to said premises shall thereon be conveyed in such success in trust for the uses and purposes aforesaid.

13. The 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 the 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 described in item (a) of the granting clause hereof representing that all indebtedness secured hereby has been paid, which representation the Trustee may accept as true without inquiry. The Trustee shall in no event be obligated to ascertain whether any additional advance referred to in item (b) of the granting clause hereof has been made hereunder and then remains outstanding, unless the written obligation of the Mortgages evidencing such additional advance has been theretofore presented to the Trustee for identification as herein provided. In no event shall any successor trustee have any duty to inquire or ascertain whether any additional advances have been made hereunder, whether or not the written obligation or obligations evidencing the same have been identified by the Trustee hereunder. Where a release is requested of a successor trustee, such successor trustee may accept as the genuine note herein described in item (a) above 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 such note and which purports to be executed by the persons herein designated as the makers thereof; 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 genuine note described in item (a) above 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 by the persons herein designated as makers thereof. In the event any note or obligation presented to the Trustee or its successors hereunder in connection with any such release hereof through any endorsement of any person who was or was purported to be the holder thereof, the Trustee or any successor trustee may accept such endorsements as genuine without further inquiry, but the Trustee or any successor trustee may also, but shall not be obligated to, require that all such signatures on such endorsements be guaranteed by a bank or trust company.

14. In order to provide for the payment of taxes, assessments and insurance premiums required to be paid hereunder by Mortgages, Mortgages shall deposit with the holder of the indebtedness secured hereby, or such other person, firm or corporation as the holder of the indebtedness secured hereby may designate, on each monthly payment date, an amount equal to 1/12th of the annual premium on all such insurance as determined by the amount of the last available bills and 1/12th of the annual taxes and assessments assessed against the premises or such greater amount as the holder of the indebtedness secured hereby may request in order to accumulate on the first day of January of each year a fund sufficient to pay the taxes and assessments anticipated to be payable with respect to the premises in that calendar year. The moneys thus deposited in such insurance and tax reserves are to be held without interest and are to be applied to the payment of such taxes and assessments as the same become due or for renewing insurance policies when the same expire or for paying premiums thereon, and in the event any deficit shall exist in the amount of such deposits Mortgages agree to deposit any amount necessary to make up the deficiency. Nothing in this paragraph contained, however, shall relieve Mortgages from the performance of any other covenants and agreements relative to the payment of taxes, assessments and insurance premiums. In case of default in payment of any monthly installment or in the performance of any of the covenants and agreements of Mortgages herein contained, the holder of the indebtedness secured hereby may apply any and all sums then on deposit on account of the indebtedness secured hereby.

15. Each and every remedy herein conferred upon or reserved to the Trustee or the holder of the indebtedness secured hereby shall be cumulative and shall be in addition to every other remedy given hereunder, or now or hereafter existing at law or in equity; that no delay or omission to exercise any right or power accruing upon any default shall impair any such right or power or be construed as a waiver of any such default or acquiescence therein; that any such right and powers may be exercised from time to time and as often as may be deemed expedient. This Trust Deed and all provisions hereof shall extend to and be binding upon Mortgages and all persons claiming under or through Mortgages, and the word "Mortgages" when used herein shall include all such persons liable for the payment of the indebtedness or any part thereof, whether or not such persons shall have executed this Trust Deed or any note or obligation evidencing any of the indebtedness secured hereby.

In Witness Whereof this Trust Deed has been executed and attested by Mortgages the day and year first above written.

*Ralph E. Johnson*  
Ralph E. Johnson

(SEAL)  
(SEAL)

*Joan P. Johnson*  
Joan P. Johnson

(SEAL)  
(SEAL)

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STATE OF ILLINOIS  
COUNTY OF COOK

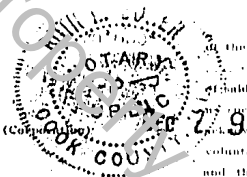
WITTH U. BOWER

I, \_\_\_\_\_  
a Notary Public, in and for said County, in the State aforesaid, Do Hereby Certify, that

Ralph E. Johnson and Joan P. Johnson (his wife)

(Individual)

who (were) personally known to me to be the same person(s) whose name(s) (is/are) subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she, they) signed, sealed and delivered the said instrument as his/the, their) free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.



*Sidney R. Olsen*  
President and Secretary

of said Company (SR) personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she, they) signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Company, for the uses and purposes therein set forth. I, \_\_\_\_\_ Secretary, then and there acknowledged that he/she, he) as custodian of the corporate seal of said Company, did affix the corporate seal of said Company to said instrument as his/her) own free and voluntary act and as the free and voluntary act of said company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this \_\_\_\_\_

27 9:00 AM '77  
A.D. 19 77

day of November

*Breck L. Bower*  
Notary Public

My Commission Expires \_\_\_\_\_

My Commission Expires \_\_\_\_\_

The note mentioned in Item (a) of the granting clause of the within Trust Deed has been identified by \_\_\_\_\_ under identification No. \_\_\_\_\_

Any written obligation evidencing additional advances made pursuant to Item (b) of said granting clause shall, if presented to the Trustee for identification, be identified under the same number.

FIRST NATIONAL BANK AND TRUST COMPANY  
CHICAGO, ILLINOIS

By *R. W. [Signature]*  
R. W. \_\_\_\_\_, Vice President

DELIVER TO:

BOX 661

OR: NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_

CITY \_\_\_\_\_

24219833

END OF RECORDED DOCUMENT