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THIS INSTRUMENT, Made February 14 1981 between La Salle National Bank, a 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 February 3, 1972 and known as trust number 43231 herein referred to as "First Party," and Bank of Commerce & Industry

in Illinois corporation herein referred to as TRUSTEE, witnesseth THAT, HIRSHI AS First Party has concurrently herewith executed an installment note bearing even date herewith in the PRINCIPAL SUM OF TWO HUNDRED

THOUSAND AND NO/100 DOLLARS (\$200,000.00) made payable to Bank of Commerce & Industry 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 at the rate of Two Percent (2%) per annum plus the prime rate of interest of the Harris Trust & Savings Bank from time to time in effect with interest payable monthly and principal payable on demand except that all principal and interest if not sooner paid shall be due and payable on August 13, 1981. Interest rate is to be adjusted when and as such prime rate shall change and shall be applicable until maturity but shall be increased to 4% per annum over the prime rate as defined above after maturity.

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 installment shall be paid with 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 holder of the note may, from time to time, in writing appoint, and in absence of such appointment, then at the office of Bank of Commerce & Industry in said City, Chicago

NOW, HIRSHI FOR and 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 heirs, assigns and assigns, the following described Real Estate situate, lying and being in the Town of Schaumburg

Cook AND STATE OF ILLINOIS, to-wit:

COUNTY OF 10.00

WEST 47.38 FEET OF LOT 5, ALL OF LOT 6 AND THAT PART OF LOT 8 LYING NORTHWESTERLY OF A LINE DRAWN FROM A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT 8 (SAID SOUTHWESTERLY LINE ALSO BEING THE NORTHEASTERLY LINE OF IRVING PARK ROAD) 381.45 FEET NORTHWESTERLY OF THE MOST SOUTHERLY CORNER OF LOT 8, TO A POINT ON THE NORTH LINE OF SAID LOT 8, SAID POINT BEING THE SOUTHEAST CORNER OF AFORESAID WEST 47.38 FEET OF LOT 5 IN WEATHERSFIELD INDUSTRIAL PART SUBDIVISION, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 11 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

COOK COUNTY, ILLINOIS FILED FOR RECORD RECORDED OF DEEDS 1981 MAR 10 AM 9:00 25799764

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 heirs, assigns, or assigns may be entitled thereto, (which such real estate and all appurtenances thereto, including all machinery, and all apparatus, equipment or articles now or hereafter thereon or therefrom, whether single units or centrally controlled, used to supply heat, gas, air conditioning, water, light, power, refrigeration, and ventilation, including (without restricting the foregoing), screens, window shades, storm doors and windows, floor coverings, indoor 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 First Party or its successors or assigns shall be considered as constituting a part of the real estate.

TO HAVE AND TO HOLD the premises unto said Trustee, its heirs, assigns and assigns, forever, for the purposes, and upon the covenants 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 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 war/dorm under policies providing for payment by the insurance companies of money sufficient either to pay the cost of replacing or rebuilding 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 herebefore 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 tax lien or other prior lien or claim thereon, 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 per annum. Inaction of Trustee or holders of the note shall never be considered as a waiver of any right accruing to them on account of any of the provisions of this paragraph.

2. The Trustee or the holders of the note hereby secured 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 inquiring into the accuracy of such bill, statement or estimate or into the validity of any tax, assessment, sale, forfeiture, tax lien or title of claim thereon.

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 forthwith in the event of default in making payment of any installment of principal or interest on the note, or 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 or to defend in or to evidence to holders 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, in 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 surplus 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, without regard 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 be then occupied as a home-stead 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, preservation, 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 MORTGAGE IS A SECOND MORTGAGE

Handwritten notes: HSB, GIBBY

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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 execute any power herein given unless expressly obligated by the terms hereof, not 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 representative 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 some as the note described herein, it may accept as the note herein described any note which may be presented to it 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 authorities as are herein given Trustee, and any Trustee or Successor shall be entitled to reasonable compensation for all acts performed hereunder.
- 11. Bank of Commerce & Industry shall be entitled to \$100.00 release fee for the release of the Trust Deed.
- 12. If the premises described in the Trust Deed securing payment thereof are vacant for continuous nine (9) month period, then Bank of Commerce & Industry shall have the right to accelerate the maturity of this Note and declare the entire principal balance together with accrued interest immediately due and payable.

THIS TRUST DEED is secured by the La Salle National Bank, not personally but as Trustee as aforesaid in the exercise of the power and authority conferred upon it, 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 none of the terms 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 thereon, or any indebtedness accruing hereunder, or to perform any covenant either expressly or impliedly herein contained, all such liability, if any, being expressly assumed by Trustee and by every person now or hereafter claiming any right or security hereunder, and by said First Party and its successors, and said La Salle National Bank, personally are concerned, the legal holder or holders of said note and the owner or owners of any indebtedness securing the same shall look solely to 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 Vice President and its corporate seal to be hereunto affixed and attested by its Assistant Secretary, the day and date first above written.

By *Joseph W. Lang*  
 CHERYL LARRIN  
 ASSISTANT SECRETARY

STATE OF ILLINOIS }  
 COUNTY OF COOK } SS

JOSEPH W. LANG  
 Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that

JAMES A. CLARK  
 Assistant Secretary

of said Bank, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, and who, together with the Vice President and Assistant Secretary, respectively, appeared before me this day in person and acknowledged that they signed and executed said instrument as their own free and voluntary act and as the free and voluntary act of said Bank, as Trustee as aforesaid, for the use and purposes therein set forth, and said Assistant Secretary then and here acknowledged that he, as custodian of the corporate books and records of said Bank, affixed the corporate seal of said Bank to said instrument as his free and voluntary act and as the free and voluntary act of said Bank, as aforesaid, for the use and purposes therein set forth.

GIVEN under my hand and Notarial Seal, this 27th day of February, 1951.  
 My Commission Expires November 19, 1951  
 CHERYL LARRIN  
 NOTARY PUBLIC

The First Party herein mentioned in the within Trust Deed has been identified herewith under Identification No. \_\_\_\_\_

<b>IMPORTANT</b> FOR THE PROTECTION OF BOTH THE BORROWER AND LENDER THE NOTE SECURED BY THIS TRUST DEED SHOULD BE IDENTIFIED BY THE TRUSTEE NAMED HEREIN BEFORE THE TRUST DEED IS FILED FOR RECORD.	Prepared By
	Harold J. Green, Attorney 77 W. Washington, Chicago, Illinois

Box 15

**TRUST DEED**

LaSalle National Bank  
 as Trustee  
 TO  
 Bank of Commerce & Industry  
 6100 N. Northwest Highway, Chgo., IL 60631  
 Trustee

THE ABOVE SPACE FOR RECORDERS USE ONLY

LaSalle National Bank  
 135 South La Salle Street  
 CHICAGO, ILLINOIS 60690

FORM 8045 CP (6-74)

RETURN TO:  
 BANK OF COMMERCE & INDUSTRY  
 6100 N. NORTHWEST HIGHWAY  
 CHICAGO, ILLINOIS 60631

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**END OF RECORDED DOCUMENT**