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TRUST DEED

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7-31-01

THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE made July 8,

2001 between ALBERT F. THOMPSON

67-1526

THE ABOVE SPACE FOR RECORDER'S USE ONLY

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THIS INDENTURE made July 8, 1981 between ALBERT F. THOMPSON and MARY JANE THOMPSON, his 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 holders of the Instalment Note hereinafter described, said legal holder or holders being herein referred to as Holders of the Note, in the principal sum of THREE THOUSAND

THREE HUNDRED----- Dollars, evidenced by one certain Instalment Note of the Mortgagors of even date herewith, made payable to THE ORDER OF BEARER

and delivered, in and by which said Note the Mortgagors promise to pay the said principal sum and interest from July 8, 1981 on the balance of principal remaining from time to time unpaid at the rate of 10 per cent per annum in instalments (including principal and interest) as follows:

Two Hundred----- Dollars or more on the 15th day of AUGUST 1981 and Two Hundred----- Dollars or more on the 15 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 day of 19. 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 instalment unless paid when due shall bear interest at the rate of 10 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 Mavis Hamilton in said City.

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 Chicago COUNTY OF Cook AND STATE OF ILLINOIS to-wit:

Lot 33 (except the South 15 feet thereof) and Lot 34 in Block 15 in Gauntlett, Feuerborn and Klode's Belmont Heights Second Addition, being a Subdivision of the West 1/2 of the East 1/2 of the Southwest fractional 1/4 of Fractional Section 34, South of the Indian Boundary Line, Township 40 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois

25955-150 10.00 MAIL

which, with the property hereinafter described is referred to herein as the "premises." 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 taxes and benefits in law and by virtue of the Homestead Exemption Laws of the State of Illinois, which covenants and benefits the Mortgagors do hereby expressly release and waive.

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 taxes and benefits in law and by virtue of the Homestead Exemption Laws of the State of Illinois, which covenants and benefits the Mortgagors 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 mortgagors, their heirs, successors and assigns.

WITNESS the hand S and seal S of Mortgagors the day and year first above written

[SEAL] [SEAL]

STATE OF ILLINOIS I Burton A. Brown a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT Albert F. Thompson and Mary Jane Thompson

wh. JFC personally known to me to be the same persons whose names 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 8th day of July 1981 Notary Public

Notary Seal: Cook County, Illinois. My Commission Expires Feb. 20, 1984

Prepared by: Burton A. Brown, 1 N. LaSalle St., Suite 1101, Chicago, IL 60602

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THE COVENANTS, CONDITIONS AND PROVISIONS REFERRED TO ON PAGE 1 OF 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 or 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 ordinance 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 penalties 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 or 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 the net sufficient effect 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 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 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 hereinbefore 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 thereof, 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 attorney's fees, and any other moneys advanced by Trustee or the holders of the note to protect the mortgage 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 pre maturity rate set forth therein. 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 default hereunder on the part of Mortgagors.

5. 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 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 thereof.

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 note and without notice to Mortgagors, 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 (a) immediately in the case of default in making payment of any installment of principal or interest on the note, or (b) when default shall occur and continue for three days 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 attorney's 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 fees to be expended after entry of the decree of foreclosure, all such abstracts of title, title searches and examinations, title insurance policies, loans 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 holders at any sale which may be had pursuant to such decree the true condition of the title to 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 pre maturity rate set forth therein, when paid or incurred by Trustee or holders of the note in connection with a foreclosure proceeding, including a foreclosure and bankruptcy proceeding, by 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 of said debt, or (c) preparations for the loss of such right to foreclose whether or not actually commenced, or (d) preparations for the defense of any threatened foreclosure proceeding which might affect the premises, or the security hereof, whether or not actually commenced.

8. The proceeds of any forced 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 proceeding, 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 on the mortgage, unpaid on the date of such sale, with any overplus. Mortgagors, their heirs, legal representatives or assigns, as their rights may appear,

9. Upon or after the filing of a foreclosure proceeding in any court having jurisdiction of this trust deed, there shall be appointed a receiver of said premises. Such appointment shall be made by the court in such proceeding, and the receiver shall be sworn to by the court, and if a receiver of Mortgagors at the time of application for such receiver and who is bound to the then value of the premises or whether the same shall be then occupied as a homestead or not, and the Trustee, hereinafter 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 proceeding and in case of a sale and a deficiency, during the full statutory period of such deficiency, and to receive and apply the proceeds of such sale and any other moneys which may be necessary or are usual in such cases for the prosecution of such proceeding and the payment of the premises during the whole of said period. The Court from time to time may authorize the receiver to apply the net proceeds of any sale or other moneys in payment in whole or in part of (a) the indebtedness secured hereby, or (b) any debt or other indebtedness secured by this trust deed, or (c) any special assessment or other lien which may be or become superior to the lien hereof or of such debt, provided that appropriate provision is made for the satisfaction of the deficiency in case of a sale and deficiency.

10. No action for the enforcement of the lien of any prior mortgage shall be maintained against the premises which would not be good and available to the party intervening same in an action of foreclosure of 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 the right to examine the title to the premises, which is a condition of the loan, and to inquire into the validity of the standards of the identity of the parties to the trust deed, and to require the mortgagors to record this trust deed in the county in which the premises are located. All paid by the mortgagors hereunder may be in cash or by promissory notes hereunder, except in case of the withdrawal of a mortgage loan and other payments to the mortgagors or employees of the mortgagors, and it may require indemnities satisfactory to the lender, extension of payment and other matters.

13. Trustee shall have the right to demand satisfactory evidence of the genuineness of any instrument upon presentation of satisfactory evidence that all indebtedness secured by this trust deed has been fully paid, and if Trustee has reasonable doubt as to the genuineness of the evidence so presented at the request of any person who shall not be a party to the instrument, Trustee may accept as true without inquiry. Where a release is requested by a successor trustee, such successor trustee must accept as true the instrument as described above to which hears an identification number, and it is to be placed thereon by a prior trustee in accordance with the description as to which hears an identification number, and where the release is requested of the original trustee, and it has never placed its identification number on the instrument, then it may accept as the genuine note herein described any note, which may be presented and which conforms in all respects with the description herein contained of the note and which purports to be executed by the persons herein designated as maker or grantor.

14. Trustee may institute a foreclosure proceeding in the office of the Recorder or Registrar of Deeds in which this instrument shall have been recorded, and if in the office of the Recorder or Registrar of Deeds, the then Recorder of Deeds of the county in which the premises are situated shall be the Trustee's Successor Trustee. Any Successor Trustee or Trustee hereunder shall have the identical title, powers and authority as are herein stated.

15. The Trust Deed shall be binding on the mortgagors and their heirs, upon Mortgagors and all persons claiming under or through Mortgagors, and their assigns. Mortgagors shall be bound by the terms hereof, and all persons liable for the payment of the note by this instrument shall be bound by the terms hereof. The words "we" when used in this instrument shall include all persons who are named in the instrument as mortgagors.

16. But in no case shall this trust deed be subject to the provisions of any law which is determined by its rate schedule in effect when this trust deed is issued. In the event of any conflict between the provisions of this trust deed and any law which is determined by its rate schedule in effect when this trust deed is issued, the provisions of this trust deed shall prevail. Any law which is determined by its rate schedule in effect when this trust deed is issued shall be applicable to this trust deed.

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IMPORTANT!
FOR THE PROTECTION OF BOTH THE BORROWER AND LENDER, THE INSTRUMENT SOLE SECURED BY THIS TRUST DEED SHOULD BE FILED WITH THE COUNTY CLERK AND TRUST COMPANY, TRUSTEE, BEFORE THE TRUST DEED IS FILED FOR RECORD.

Marie Hamilton
1717 La Salle St. Ste. 2100
Chicago, Ill. 60602

PLEASE IN RECORDER'S OFFICE BOX NUMBER

676936
CHICAGO TITLE AND TRUST COMPANY, Trustee
By: *Donna Lane*
Trust Secretary, Assistant Vice President

FOR RECORDER'S INDEX PURPOSES
INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE