

Property

TRUST DEED

25 050 083

Date June 22, 1979
THIS INSTRUMENT 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 \$ 28,000.00
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: SEE ATTACHED EXHIBIT A.

commonly known as 1300 LAKE SHORE DR CHICAGO ILLINOIS
Address City State

hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of
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
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 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 payment 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 rent 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 regard
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 time 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 for 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 of such decree, provided
such application is made prior to foreclosure sale; (2) the deficiency in case of a sale and deficiency.

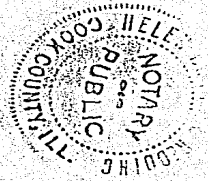
Witness our hands and seals this 22nd day of JUNE, 1979
Signed and Sealed in the Presence of

Frank E. Eshelman (Seal)
H. E. Eshelman (Seal)
Helen Hammond Redding (Seal)

Helen Hammond Redding

STATE OF ILLINOIS
County of COOK

I, Helen Hammond Redding, a Notary Public, in and for, and residing in said County, in the State aforesaid,
do hereby certify that HOWARD BERGLAND AND MARGARET A BERGLAND personally known to me to be the same persons whose name
ARE 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 22
day of JUNE, 1979
Helen Hammond Redding
Notary Public.

My Commission expires January 3, 1983

25 050 083

Property of Cook County Clerk's Office

SEE RIDER ATTACHED

EXHIBIT A

RIDER ATTACHED

Unit 27-C as delineated on the survey of the following described parcel of real estate: That part of Lots 4 to 7 inclusive in Block 1 (except that part included in Lake Shore Drive as now located), and that part of Lots 1 to 4 inclusive in Block 2 and that part of vacated Stone Street, lying between Blocks 1 and 2 aforesaid, all taken as a tract and described as follows: Beginning on the North line of said Lot 4 in Block 2 at a point 102 feet East of the Westerly line of said Block 2; thence East on the North line of said Lot 4 and the North line of said Lot 4 extended East approximately 132.25 feet to the Westerly line of Lake Shore Drive; thence Southerly on the Westerly line of Lake Shore Drive 163.44 feet to the North line of East Goethe Street and the South line of Block 1 aforesaid; thence West on the North line of East Goethe Street approximately 149.58 feet to a point 102 feet East of the South West corner of Lot 14 in said Block 2; thence North on a line parallel to and 102 feet East of the Westerly line of Lots 14 to 11 inclusive of said Block 2 approximately 161.24 feet to the point of beginning, all in H. O. Stone's Subdivision of Astor's Addition to Chicago in the North West fractional quarter 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 the Declaration made by La Salle National Bank as Trustee under Trust No. 45030 recorded in the office of the Recorder of Deeds, Cook County, Illinois as Document No. 22501302; and as amended by Document No. 22533525 recorded in the office of the Recorder of Deeds, Cook County, Illinois; together with an undivided .58233 % interest in the common elements as set forth in said Declaration.

ED. HEINZ'S EXPRESS
A PLAT HEREON

25 050 083

CLERK

UNOFFICIAL COPY

Property of Cook County Clerk's Office

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Trust Deed

HOWARD BERLAND

MARLENE A. BERLAND

TO

LA SALLE NATIONAL BANK, as trustee

135 S. CASALLE ST

CHICAGO ILL 60603

ATT. F. SCHMIDTGEN

Box 1209

INDEXED OF RECORDED DOCUMENT