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TRUST DEED
THIS INSTRUMENT PREPARED BY
30 W. WASHINGTON ST.
CHICAGO, ILL.

1985 MAR 24 AM 10 53
CLERK COUNTY RECORDS

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RECORDED

CTTC - ASB

THIS INSTRUMENT IS FOR RECORDER'S USE ONLY

THIS INSTRUMENT WAS RECORDED BY _____ ON _____ 1983 BETWEEN _____

A. J. NIPP, a widower and WILLIAM A. NIPP, his son
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

TWELVE THOUSAND TWO HUNDRED EIGHTY FIVE and no/100 Dollars,
evidenced by one certain Instalment Note of the Mortgage of even date herewith, made payable as stated therein

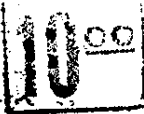
and delivered, in and by which said Note the Mortgagors promise to pay the sum of \$12,285.00 including interest in
instalments as follows:

TWO HUNDRED FOUR AND 75/100 Dollars or more on the 5th day
of May 19 83 and TEN HUNDRED FOUR and 75/100 Dollars or more on
the same 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 5th day of April 19 88.

NOW, THEREFORE, the Mortgagors to secure the payment of the said sum of money 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 to hand paid, the receipt whereof is hereby acknowledged, do by these presents CONVEY and
WARRANT unto the Trustee, its successors and assigns the full and complete 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 21 in Block 11 in Cobe and McKinnon's
63rd Street and California Avenue Subdivision
of the West Half of the South East Quarter
of Section 13, Township 38 North, Range 13,
East of the Third Principal Meridian, in
Cook County, Illinois,

26546070



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 Mortgagors may be entitled thereto (which are pledged, primarily 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 centrally 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 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.

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 rights and benefits under and by virtue of the Homestead Exemption Laws of the State of Illinois, which
said rights 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.
A. J. NIPP (SEAL) William A. Nipp (SEAL)
WILLIAM A. NIPP (SEAL)

STATE OF ILLINOIS, I, DONALD LOREN
SS. a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY
County of DU PAGE THAT A. J. NIPP, a widower and WILLIAM A. NIPP,

who are personally known to me to be the same persons whose name S 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.

Given under my hand and Notarial Seal this 22nd day of March 19 83.
Donald Loren Notary Public



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THE COVENANTS, CONDITIONS AND PROVISIONS REFERRED TO ON PAGE 1 (SEE REVERSE SIDE OF THIS TRUST DEED)

1. Mortgagor shall promptly repair, restore or rebuild any building or improvements now or hereafter on the premises which may become damaged or destroyed; (b) 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; (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 to 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 ordinances 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 penalty 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 moneys sufficient either 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 to 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 foreclosure 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 mortgage herein, and the lien hereof, plus reasonable compensation to Trustee for each matter concerning which action herein authorized may be taken, shall be a 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, foreclosure, tax lien or title or claim thereof.

6. Mortgagors shall pay each year or other period of indebtedness herein mentioned, both principal and interest, when due according to the terms hereof. All the principal and interest on the indebtedness secured by this Trust Deed shall be paid to Trustee or to the holders of the note, notwithstanding anything in the note or in this Trust Deed to the contrary. The same shall be paid to Trustee or to the holders of the note in the event of default in making payment of any installment of principal or interest on the note or in the event of default in making payment of any other installment of principal or interest on the note.

7. When the indebtedness hereby secured shall be due and payable by the mortgagors, the principal and interest on the note shall be paid to Trustee or to the holders of the note, notwithstanding anything in the note or in this Trust Deed to the contrary. The same shall be paid to Trustee or to the holders of the note in the event of default in making payment of any installment of principal or interest on the note or in the event of default in making payment of any other installment of principal or interest on the note. The Trustee or the holders of the note shall be entitled to receive the principal and interest on the note as provided in this section, and the mortgagors shall be bound to pay the same to the Trustee or to the holders of the note as provided in this section. The Trustee or the holders of the note shall be entitled to receive the principal and interest on the note as provided in this section, and the mortgagors shall be bound to pay the same to the Trustee or to the holders of the note as provided in this section. The Trustee or the holders of the note shall be entitled to receive the principal and interest on the note as provided in this section, and the mortgagors shall be bound to pay the same to the Trustee or to the holders of the note as provided in this section.

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Clerk's Office

Notary Public
My Commission Expires
Notary Seal