

TRUST DEED

26890209

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THE ABOVE SPACE FOR RECORDERS USE ONLY

10.00

THIS INDENTURE, made September 19 1983, between FIRST UNITED METHODIST CHURCH OF ARLINGTON HEIGHTS a corporation, organized under the laws of Illinois and THE BANK & TRUST COMPANY OF ARLINGTON HEIGHTS, an Illinois corporation doing business in Arlington Heights, Illinois, herein referred to as TRUSTEE, witnesseth: THAT, WHEREAS the Mortgagor is justly indebted to the legal holder or 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 SIXTY THOUSAND AND NO/100ths Dollars, evidenced by one certain Instalment Note of the Mortgagor of even date herewith, made payable to THE ORDER OF BEARER

and delivered in and by which said Note the Mortgagor promises to pay the said principal sum and interest from September 19 1983 on the balance of principal remaining from time to time unpaid at the rate of 12.75 per cent per annum in instalments as follows: Thirteen hundred fifty-seven and 52/100ths

Dollars on the 15th day of February 19 84 and Thirteen hundred fifty-seven & 52/100

Dollars on the 15th 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 15th day of January 19 87. 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 shall be paid when due at such banking house or trust company in Arlington Hts 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 THE BANK AND TRUST COMPANY OF ARLINGTON HEIGHTS in said City,

NOW, THEREFORE, the Mortgagor 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 Mortgagor 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 its estate, right, title and interest therein, situate, lying and being in the COUNTY OF Cook AND STATE OF ILLINOIS, to wit:

The West 125 feet of the North 2 acres of the following described Tract of land; The North East quarter (except the East 30 acres thereof) of the South West quarter of Section 28, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

\*From the date of the note secured by this trust deed until January 15, 1984, interest will accrue at the rate of 12.75 percent on the balance of principal remaining from time to time unpaid. All interest accrued up to January 15, 1984 is to be paid on that date. Thereafter monthly payments of \$1,357.52 will be due on the 15th day of each month, as set forth above.

Interest will be computed on the basis of a 360 day year for the actual number of days in the year.

Interest will accrue at the rate of 12.75 percent on the principal portion of an installment payment not paid when due.

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 to its issues and profits thereof for so long and during all such times as Mortgagor 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 unit, 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 mortgagor or its 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 trusts and terms herein set forth.

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 mortgagor, its successors and assigns.

In Witness Whereof said mortgagor has caused its corporate seal to be hereunto affixed and these presents to be signed by its President and Secretary on the day and year first above written, pursuant to authority given by resolutions duly passed by the Board of Trustees of said corporation.

Said resolutions further provide that the note herein described may be executed on behalf of said corporation by its Secretary of the Board of Trustees

Signature block for GORDON RAY, President of the Board of Trustees, and ALBERT CHIPMAN, Secretary of the Board of Trustees, of the FIRST UNITED METHODIST CHURCH OF ARLINGTON HEIGHTS.

STATE OF ILLINOIS, County of Cook, ss. I, Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT GEORGE S. KAS is President of the Board of Trustees of First United Methodist Church of Arlington Heights and ALBERT CHIPMAN is Secretary.

Notary Public section with text: I, Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT GEORGE S. KAS is President of the Board of Trustees of First United Methodist Church of Arlington Heights and ALBERT CHIPMAN is Secretary.

GIVEN under my hand and Notarial Seal this 28 day of September A. D. 1983. Signature of Notary Public.

This instrument was prepared by Nancy L. Cotter, The Bank & Trust Co. of Arlington Hts., 900 E. Kensington, Arlington Hts., IL 60004

26890209

### THE COVENANTS, CONDITIONS AND PROVISIONS REFERRED TO ON PAGE 1 (The Reverse Side of This Trust Deed):

1. Mortgagor shall (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 mechanics' 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) make no material alterations in said premises except as required by law or municipal ordinance.
2. Mortgagor 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 Mortgagor shall pay in full under protest, in the manner provided by statute, any tax or assessment which Mortgagor may desire to contest.
3. Mortgagor shall keep all buildings and improvements now or hereafter situated on said premises insured against loss or damage by fire, lightning or windstorm 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 additions 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 Mortgagor in any form and manner deemed expedient, and may, but need not, make full or partial payments of principal or interest on prior encumbrances, any, and purchase, discharge, compromise or settle any tax lien or other prior lien or title or claim thereon, or reform 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 mortgagee's 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 payable upon written notice and with interest thereon at the rate of seven per cent 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 default hereunder on the part of Mortgagor.
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 officer without inquiry into the accuracy of such bill, statement or estimate or into the validity of any tax, statement or estimate.
6. Mortgagor 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 Mortgagor, 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 the performance of any other agreement of principal or interest on the note, or (b) 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, pendulites 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, expenditures for documentary and other evidence, stampage charges, publication costs and costs (which may be estimated as to items to be expended after entry of the decree of foreclosure) and other expenses, 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 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 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 rate of seven per cent per annum when paid or incurred by Trustee or holders of the note in connection with (a) any proceeding, including probate and bankruptcy proceedings, to 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 foreclose as herein provided; whether or not actually commenced; or (c) preparations for the commencement of any suit for the foreclosure hereof after accrual of such right to foreclose as herein provided; whether or not actually commenced.
7. 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 Mortgagor, his successors or assigns, as their rights may appear.
8. 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 Mortgagor 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 hereof under 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 Mortgagor, 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 or of such decree, provided such application is made prior to foreclosure; and (2) the deficiency in case of a sale and deficiency.
9. No action for the enforcement of the lien or of any provision hereof shall be subject to any defense which would not be good and available to the party interposing same in an action at law upon the note hereby secured.
10. 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.
11. 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 exercise any power hereunder given unless expressly obligated by the terms hereof, nor 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 may require indemnities satisfactory to it before exercising any power herein given.
12. 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 representing 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, and a successor trustee may accept as the genuine 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 the corporation herein designated as the maker thereof, it may accept as the genuine note herein described 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 on behalf of the corporation herein designated as maker thereof.
13. 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 or Registrar of Titles 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 authority as are herein given Trustee, and any Trustee or successor shall be entitled to reasonable compensation for all acts performed hereunder.
14. This Trust Deed and all provisions hereof, shall extend to and be binding upon Mortgagor and all persons claiming under or through Mortgagor, and the word "Mortgagor" when used herein shall include all such persons and all persons liable for the payment of the indebtedness or any part thereof, whether or not such persons shall have executed this note or this Trust Deed.
15. The mortgagor hereby waives any and all rights of redemption from sale under any order or 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 the mortgagor, acquiring any interest in or title to the premises subsequent to the date of this trust deed.
16. The instalment Note secured by this Trust Deed may be prepaid, in accordance with the terms and conditions set forth in said Instalment Note.
17. At the option of the holders of the Note and obligation hereby secured, and without notice to the Mortgagor, all unpaid indebtedness secured by this mortgage shall notwithstanding anything in the Note or in this Mortgage to the contrary, become due and payable immediately upon conveyance by the Mortgagor of title, by Deed or otherwise, or execution by the Mortgagor of agreement to convey title, by Deed or otherwise, to all or any portion of the premises.

268902019

The Instalment Note mentioned in the within Trust Deed has been identified

**I M P O R T A N T**  
 FOR THE PROTECTION OF BOTH THE BORROWER AND LENDER,  
 THE PRINCIPAL NOTE SECURED BY THIS TRUST DEED SHOULD  
 BE IDENTIFIED BY THE BANK & TRUST COMPANY OF ARLINGTON  
 HEIGHTS, TRUSTEE, BEFORE THE TRUST DEED IS FILED FOR  
 RECORD.

herewith under Identification No. \_\_\_\_\_  
**THE BANK & TRUST COMPANY OF ARLINGTON HEIGHTS,**  
 as Trustee,  
 by \_\_\_\_\_  
 Assistant Cashier  
 Assistant Vice President  
 Assistant Trust Officer

**D E L I V E R Y**  
 NAME  The Bank & Trust Company of Arlington Hts.  
 STREET 900 E. Kensington Road  
 CITY Arlington Heights, IL 60004  
 OR  
 INSTRUCTIONS  
 RECORDER'S OFFICE BOX NUMBER \_\_\_\_\_

FOR RECORDER'S INDEX PURPOSES  
 INSERT STREET ADDRESS OF ABOVE  
 DESCRIBED PROPERTY HERE  
 1903 E. Euclid Street  
 Arlington Hts., IL 60004