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TRUST DEED

This INSTRUMENT PREPARED BY:

Christ G. Marinakis, Attorney
77 W. Washington-Chicago 60602
Chicago, IL. (368-4550)

26229686

CTTC 7

THE ABOVE SPACE FOR RECORDER'S USE ONLY

1400

THIS INDENTURE, made May 13th 1982, between GEORGE A. POTAKIS, GLANOULA POTAKIS, his wife, and ATHANASIOS G. POTAKIS, married to GEORGIA POTAKIS

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

One Hundred Ninety-Five (\$195,000.00)-----Dollars, evidenced by one certain Instalment Note of the Mortgagors of even date herewith, made payable to THE ORDER OF ~~XXXXX~~ THE NATIONAL BANK OF GREECE, S.A.

and delivered, in and by which said Note the Mortgagors promise to pay the said principal sum and interest from May 13th 1982 on the balance of principal remaining from time to time unpaid at the rate of See Flyer per cent per annum in instalments (including principal and interest) as follows: SEE FLYER

~~Dollars or more on the _____ day of _____ 19____, and _____ Dollars or more on the _____ day of each 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 _____. 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 _____ per annum, and All of said principal and interest being made payable at such banking house or trust company in X 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 NATIONAL BANK OF GREECE, S.A. 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 Village of Morton Grove, COUNTY OF Cook AND STATE OF ILLINOIS, to wit:

Lot 72 in Woodland Estates being a Subdivision of the South Half of Section 13, Township 41 North, Range 12 East of the Third Principal Meridian, in Cook County, ILLINOIS***

This Trust Deed is also secured by a Security Agreement of even date granted by Chicago Prestige Liquors, Inc., a Trust Deed of even date granted by American National Bank and Trust Company of Chicago, as Trustee 1/T #33812, and a Junior mortgage (Trust Deed) of even date granted by Athanasios Potakis and Georgia Potakis, his wife.

THIS IS A NONHOMESTEAD PROPERTY.

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, issue, 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 unit or centrally controlled), and ventilation, including (without restriction, 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.

George A. Potakis [SEAL] Athanasios G. Potakis [SEAL]
GlanoULA Potakis [SEAL] Georgia Potakis [SEAL]

STATE OF ILLINOIS, I, Paula Toscas
Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT George A. Potakis, GlanoULA Potakis, his wife and Athanasios G. Potakis, married to Georgia Potakis who are personally known to me to be the same person s 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 13th day of May 1982
Paula J. Toscas Notary Public

BOX 533

26229686

UNOFFICIAL COPY

Property of Cook County Clerk's Office

COOK COUNTY, ILLINOIS
FILED FOR RECORD
1982 MAY 14 PM 1:59

Sidney R. Olson
RECORDER OF DEEDS
26229686

THE COVENANTS, CONDITIONS AND PROVISIONS REFERRED TO ON PAGE 1 (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 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 wind, and (and flood damage, where the lender is required by law to have its loan so insured) under policies providing for payment by the insurer of moneys sufficient either to pay the cost of replacing or repairing the same or to pay in full the indebtedness secured hereby, all on 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 later 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 mortgaged premises and the lien hereof, plus reasonable compensation to Trustee for each matter concerning which action hereunder may be taken, shall be so much additional indebtedness secured hereby and shall become 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, in the discretion 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 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) of procuring all such abstracts of title, title searches and examinations, title insurance policies, Torrens certificates, and similar data and all expenses 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 title 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 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) 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 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.

8. 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, with any overplus to Mortgagors, their heirs, legal representatives or assigns, as their rights may appear.

9. 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, with or 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 period 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: (a) 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; (b) the deficiency in case of a sale and deficiency.

10. 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.

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 no duty to examine the title, location, existence or condition of the premises, or to inquire into the validity of the signatures or the identity, capacity, or authority of the signatories on the note or trust deed, nor shall Trustee be obligated to record this trust deed or to exercise any power herein 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 it may require indemnities satisfactory to it before exercising any power herein given.

13. 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, such successor trustee may accept as the genuine note herein described any note which bears an identification number purporting to be placed thereon by a prior trustee hereunder or which conforms in substance with the description herein contained of the note and which purports to be executed by the persons herein designated as the makers thereof; and where the release is requested of the original trustee and it has never placed its identification number on the note described herein, 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 by the persons herein designated as makers thereof.

14. 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 authority as are herein given Trustee.

15. This Trust Deed and all provisions hereof, shall extend to and be binding upon Mortgagors and all persons claiming under or through Mortgagors, and the word "Mortgagors" 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 the note or this Trust Deed. The word "note" when used in this instrument shall be construed to mean "notes" when more than one note is used.

16. Before releasing this trust deed, Trustee or successor shall receive for its services a fee as determined by its rate schedule in effect when the release deed is issued. Trustee or successor shall be entitled to reasonable compensation for any other act or service performed under any provisions of this trust deed. The provisions of the Trust and Trustee Acts of the State of Illinois shall be applicable to this trust deed.

IMPORTANT!
FOR THE PROTECTION OF BOTH THE BORROWER AND LENDER THE INSTANT NOTE SECURED BY THIS TRUST DEED SHOULD BE IDENTIFIED BY CHICAGO TITLE AND TRUST COMPANY, TRUSTEE, BEFORE THE TRUST DEED IS FILED FOR RECORD.

Identification No. 670317
CHICAGO TITLE AND TRUST COMPANY, Trustee.
By [Signature]
Assistant Secretary/Assistant Vice-President

MAIL TO: Christ G. Marinakis, Attorney
77 W. Washington - Suite 1124
Chicago, IL. 60602

PLACE IN RECORDER'S OFFICE BOX NUMBER

FOR RECORDER'S INDEX PURPOSES
INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE
8841 Oleander
Morton Grove, IL

678317

F. YER

consecutive monthly installments of Four Thousand Five Hundred (\$4,500.00) Dollars each, for forty-seven (47) consecutive months on the 13th day of each and every month, commencing on the 13th day of June, 1982 and one final balloon payment on the 13th day of May, 1986. Said installments shall include interest to be computed on the unpaid principal balance remaining unpaid at the rate per annum equal to two (2%) percent above the Bank's prime rate, and, after payment is due, then, at the rate per annum equal to four (4%) percent above the Bank's prime rate provided that in no event (before or after payment is due) shall the interest be less than sixteen (16%) percent per annum. The interest shall change when said prime rate changes, and shall be computed on a 360-day year basis, for the actual number of days elapsed. The term "prime rate" means the rate of interest charged by Bank to its largest and most credit-worthy commercial borrowers for ninety (90) day unsecured commercial loans.

The term "Bank" means the National Bank of Greece, S.A., Chicago Branch.

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RIDER ATTACHED TO AND MADE A PART OF A TRUST DEED DATED May 13, 1982, executed BY THE UNDERSIGNED IN THE AMOUNT OF \$195,000.00

1. In addition to the payments provided for in the Trust Deed to which this Rider is attached, the Mortgagors agree to pay to the Holder of the Note for which the Trust Deed was executed, if the Holder so requests, on each monthly payment date, a sum equal to one-twelfth (1/12th) of the annual tax assessment ~~cost~~ charged against said premises, and of the annual premium for insurance carried in connection with said mortgage. Said Holder shall use such funds annually for the payment of said costs, and if not sufficient, the Mortgagors shall pay such deficiency. Said Holder shall not be required to inquire into the validity or accuracy of any of said taxes, assessments or premiums, and shall not be required to advance sums in excess of the deposit of the Mortgagors. Said Holder shall not incur any personal liability for anything which it may do, or omit to do, in connection therewith.

2. The Mortgagors are not to execute a new lease for the premises in question, during the period the Note is unpaid, without the written consent of the Note Holder.

3. In the event either the legal or equitable (beneficial interest) ownership of the Premises is transferred or a contract, agreement or articles of agreement for deed or for assignment of beneficial interest is entered into by the then legal owner of the legal title to a beneficial interest in the land trust holding legal title to the Premises, or a lease for all or substantially all of the Premises is entered into containing an option to purchase the Premises or a right of first refusal as to the Premises then in any of the foregoing events and at the election of the Holder of the installment Note which the Trust Deed secures and the Trust Deed, the entire then remaining principal balance and any accrued interest thereon shall, upon said election, thereupon automatically become due and payable in full.

4. In addition to any other insurance requirement set forth in this Trust Deed, the Mortgagors agree to carry or cause to be carried casualty insurance (Broad form) in companies acceptable to the Holder, in an amount equal to at least ninety (90%) percent of the cost of replacement of the Premises, from time to time, and further, the Holder shall be named under the mortgagee's loss payable" clause as "co-insured", Form 107.

All proceeds of said insurance policies shall, at the option of the Holder of the Note and Trust Deed, be applied in repayment of the outstanding balance (principal and interest) of said indebtedness, and shall be payable to the order of the owner and mortgagee, as their respective interests may appear.

In the event the Holder does not so elect to apply said proceeds in reduction of said indebtedness, said insurance proceeds shall be paid directly to fully restore the Premises to its condition immediately prior to said casualty.

The Mortgagors shall carry or cause to be carried, during the terms of this Trust Deed liability and dram shop insurance in good and sufficient companies, reasonably acceptable to the Holder hereof, and in amounts Holder may reasonably request.

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5. It is understood and agreed that the loan evidenced by the Note and secured hereby is a business loan within the purview of Section 4(c) of the Illinois Interest Act (Illinois Revised Statutes, Chap. 74, Sec. 4(c) transacted solely for the purpose of carrying on or acquiring the business of the Mortgagor as contemplated by said Section.

George A. Potakis
George A. Potakis

Anna Potakis
Gianoula Potakis
Gianoula Potakis

Athanasios G. Potakis
Athanasios G. Potakis

Georgia Potakis
Georgia Potakis

Property of Cook County Clerk's Office

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END OF RECORDED DOCUMENT