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TRUST DEED

L-19239-18218
THIS INDENTURE, made this 12th day of April, 1984, between the FORD CITY BANK AND TRUST CO., not personally but as Trustee under the provisions of a Deed in Trust duly recorded and delivered to said Bank in pursuance of a Trust Agreement dated March 12, 1984, and known as Trust Number 4163, hereinafter referred to as "First Party", and FORD CITY BANK AND TRUST CO., hereinafter referred to as "Trustee".

W I T N E S S E T H:

THAT, WHEREAS, First Party has concurrently herewith executed two (2) principal Installment Notes bearing even date herewith in the principal sum of SIX HUNDRED SEVENTY-FIVE THOUSAND AND NO/100 (\$675,000.00) DOLLARS and TWENTY-FIVE THOUSAND AND NO/100 (\$25,000.00) DOLLARS, respectively (collectively hereinafter referred to as the "Notes") made payable to the order of FORD CITY BANK AND TRUST CO., and delivered, in and by which said Notes the First Party promises to pay out of the trust estate subject of said Trust Agreement and hereafter specifically described, the said principal sums, plus interest on the balances from time to time outstanding in accordance with the terms of said Notes. All of said principal and interest shall be payable at such banking house or trust company in Chicago, Illinois, as the holder or holders of the Notes may, from time to time, in writing appoint, and in the absence of such appointment, then at the office of the FORD CITY BANK AND TRUST CO. in said city.

NOW, THEREFORE, First Party, to secure the payment of said principal sums of money and said interest in accordance with the terms, provisions and limitations of this Trust Deed, and also in consideration of the sum of ONE (\$1.00) DOLLAR in hand paid the receipt of which is hereby acknowledged, and other good and valuable consideration, does by these presents grant, remise, release, alien and convey unto the Trustee, its successors and assigns, the following described real estate situate, lying and being in the City of River Grove, County of Cook and State of Illinois, to-wit:

That part of Block 37 in River Park a Subdivision in La Framboise Reserve in Township 40 North, Range 12, East of the 3rd Principal Meridian, as recorded in Book 6 of Plats, pages 59 and 60, in Cook County, Illinois, described as follows:

THIS INSTRUMENT PREPARED BY:

KATHLEEN A. FINEFROCK
SUITE 3400
401 NORTH MICHIGAN AVENUE
CHICAGO, ILLINOIS 60611

MAIL TO:

KATHLEEN A. FINEFROCK
SUITE 3400
401 NORTH MICHIGAN AVENUE
CHICAGO, ILLINOIS 60611

MAIL TO
27044937

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Commencing at a point 14.58 feet North of the southwest corner of said Block 37; thence North along the West line of said Block 37, 175.29 feet to the Southerly right-of-way line of Belmont Ave.; thence Easterly along the Southerly right-of-way line of Belmont Ave., same being curved, convex to the North and of a radius of 2792.66 feet, 149.62 feet (measured along the arc) to the point of tangent; thence continuing Easterly along a straight line said line being the Southerly right-of-way line of Belmont Ave. and being tangential to the last described curved line, 76.05 feet to the Easterly line of said Block 37; thence Southeasterly along the Easterly line of said Block 37, 120.72 feet to the Northerly right-of-way line of the Chicago Terminal Transfer Railroad; thence Southwesterly along a straight line forming an angle of 91 degrees 56-1/2 minutes with the last described line turned from Northerly to Westerly, 42.65 feet to the point of curve; thence continuing Southwesterly along a curved line, convex to the South and of a radius of 1400.00 feet, which curve is tangential to the last described straight line a distance of 221.06 feet (measured along the arc) to the point of beginning. Containing 0.8437 acres more or less.

which, with the property hereafter 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 First Party, its successors or assigns 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), window treatments, floor coverings, 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 First Party or its successors or assigns shall be considered as constituting part of the real estate.

TO HAVE AND TO HOLD the Premises unto said Trustee, its successors and assigns, forever, for the purposes, and upon the uses and trust herein set forth.

IT IS FURTHER UNDERSTOOD AND AGREED THAT:

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Until the indebtedness aforesaid shall be fully paid, and in case of the failure of First Party, its successors or assigns to: (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 mechanic's 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 Notes; (4) comply with all requirements of law or municipal ordinances with respect to the Premises and the use thereof; (5) refrain from making material alterations in said Premises except as required by law or municipal ordinance; (6) fully comply with the terms and provisions of the Loan Commitment issued to and accepted by First Party dated March 12, 1984, the terms and provisions of which are incorporated herein by reference as if fully set forth herein; (7) pay before any penalty attaches all general taxes, and pay special taxes, special assessments, water charges, sewer service charges, and other charges against the Premises when due, and upon written request, to furnish to Trustee or to holders of the Note duplicate receipts therefor; (8) pay in full under protest in the manner provided by statute, any tax or assessment which First Party may desire to contest; (9) furnish Trustee the information and documents required under paragraph eleven (11) hereof; (10) 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 Notes, under insurance policies payable, in case of loss or damage, to Trustee for the benefit of the holders of the Notes, such rights to be evidenced by the standard mortgage clause to be attached to each policy; and to deliver all policies, including additional and renewal policies, to holders of the Notes, and in case of insurance about to expire, to deliver renewal policies not less than ten (10) days prior to the respective dates of expiration; then Trustee or the holders of the Notes may, but need not, make any payment or perform any act hereinbefore set forth 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 consent to 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 Notes to protect the mortgaged Premises and the lien hereof, plus reasonable compensation to Trustee for each matter concerning which action herein authorized

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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 the rate per annum set forth in each Note. Inaction of Trustee or holders of the Notes shall never be considered as a waiver of any right accruing to them on account of any of the provisions of this paragraph. It is hereby agreed that upon foreclosure, whether or not there is a deficiency upon the sale of the Premises, the holder of the certificate of sale shall be entitled to any insurance proceeds disbursed in connection with the Premises.

2. The Trustee or the holders of the Notes 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.

3. At the option of the holder of the Notes and without further notice to First Party, its successors or assigns, all unpaid indebtedness secured by this Trust Deed shall, notwithstanding anything in the Notes or in this Trust Deed to the contrary, become due and payable (i) ten (10) days after the date on which any payment of principal or interest is due and is unpaid or (ii) if any other default occurs in the performance or observance of any term, agreement or condition contained in either of the Notes, in this Trust Deed, in the Assignment of Tenets, or in any other instrument which at any time evidences or secures the indebtedness secured hereby and continues uncured for fifteen (15) days after written notice as to such non-monetary defaults; or (iii) if the right to foreclose this Trust Deed accrues to any Holder; or (iv) if any party liable on the Notes, whether as maker, endorser, guarantor, surety or otherwise shall make an assignment for the benefit of creditors, or if a receiver of any such party's property shall be appointed, or if a petition in bankruptcy or other similar proceeding under any law for relief of debtors shall be filed by or against any such party; or (v) if any representation or statement made or furnished to the holder of the Notes proves to have been false in any material respect when made or furnished.

4. When the indebtedness hereby secured shall become due whether by acceleration or otherwise, holders of the Notes 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 Notes for reasonable 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

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abstracts of title, title searches and examinations, guarantee policies, Torrens certificates, and similar data and assurances with respect to title as Trustee or holders of the Notes may deem to be reasonably necessary either to prosecute such suit or to evidence to bidders 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 Note rate per annum, when paid or incurred by Trustee or holders of the Notes in connection with (a) any proceeding, including probate and bankruptcy proceedings, to which any 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) following fifteen (15) day written notice by Trustee to First Party, preparations for the defense of any threatened suit or proceeding which might affect the Premises or the security hereof, whether or not actually commenced.

5. 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 Notes, with interest thereon as herein provided; third, all principal and interest remaining unpaid on the Notes; fourth, any overplus to First Party, its legal representatives or assigns, as their rights may appear.

6. 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 at the time of application for such receiver, of the person or persons, if any, liable for the payment of the indebtedness secured hereby, 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 First Party, its successors or assigns, 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

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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 for 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; (2) the deficiency in case of a sale and deficiency.

7. The First Party and the Beneficiary hereby covenant and agree that they will not at any time insist upon or plead, or in any manner whatsoever claim or take advantage of, any stay, exemption or extension law or any so-called "Moratorium Law" now or at any time hereafter in force, nor claim, take or insist upon any benefit or advantage or from any law now or hereafter in force providing for the valuation or appraisal of the Premises, or any part thereof, prior to any sale or sales thereof to be made pursuant to any provisions herein contained, or to decree judgment or order of any Court of competent jurisdiction; or after such sale or sales claim or exercise any rights under any statute now or hereafter in force to redeem the property so sold, or any part thereof, or relating to the marshalling thereof, upon foreclosure sale or other enforcement hereof. The First Party and Beneficiary thereunder hereby expressly waive any and all rights of redemption from sale under any order or decree of foreclosure of this Trust Deed on their own behalf of each and every person, excepting only decree or judgment creditors of the First Party acquiring any interest or title to the Premises subsequent to the date hereof, it being the intent hereof that any and all such rights of redemption of the First Party and of all other persons, are and shall be deemed to be hereby waived to the full extent permitted by the provisions of Chapter 77, Section 18(a) and 18(b) of the Illinois Statutes. The First Party and Beneficiary thereunder will not involve or utilize any such law or laws or otherwise hinder, delay or impede the execution of any right, power or remedy herein or otherwise granted or delegated to the Trustee under this Trust Deed, but will suffer and permit the execution of every such right, power and remedy as though no such law or laws have been made or enacted.

8. This Trust Deed also secures the payment of all loan commissions, service charges, expenses and advances to or incurred by Trustee in connection with the loan transaction intended to be secured hereby, all in accordance with the Loan Commitment issued to and accepted by First Party in connection with the loan secured hereby.

9. Trustee or the holders of the Notes shall have the right to inspect the Premises at all reasonable times and access thereto shall be permitted for that purpose.

10. The First Party further covenants and agrees to deposit with FORD CITY BANK AND TRUST COMPANY, or such other depository

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as may be from time to time designated in writing by the holder of said Notes, on the respective dates when the monthly installments are payable under said Notes, an amount equal to one-twelfth (1/12) of the annual real estate taxes levied against the Premises and one-twelfth (1/12) of the annual premiums for fire, rental value, and other hazard insurance required to be carried hereunder, all as estimated by FORD CITY BANK AND TRUST COMPANY, or the holders of the Notes, and in the event such monies are insufficient therefore to pay the difference forthwith hereunder. The FORD CITY BANK AND TRUST COMPANY and the holders of the Notes, and each of them, are authorized to apply such monies in payment of such taxes and insurance premiums as same become due, so long as the First Party is not in default under the Notes or any provision hereof, otherwise to apply same in payment of any obligation of First Party under the Notes or this Trust Deed. The FORD CITY BANK AND TRUST COMPANY shall not be required to inquire into the validity or correctness of any of said items before making payment of same or to advance monies therefor, nor shall they or either of them incur any personal liability for anything done or omitted to be done hereunder.

11. First Party will furnish, or cause to be furnished to Trustee (i) within ninety (90) days after each fiscal year of each tenant or occupant of the Premises, a copy of the annual audit report of said tenant or occupant, in conformity with generally accept accounting principals applied on a basis consistent with that of the preceding fiscal year, and signed by independent certified public accountants satisfactory to Trustee, (ii) within thirty (30) days of each quarter (except for the last quarter) of each fiscal year of the tenant or occupant of the Premises, a copy of its unaudited financial statement, similarly prepared, consisting of at least a balance sheet as of the close of each quarter and a profit and loss statement for the period from the beginning of each such fiscal year to the close of such quarter, and signed by a proper financial officer or a partner, (iii) within sixty (60) days of each anniversary of the initial disbursement of the loan an income and expense statement as to the Premises signed by a beneficiary of First Party, (iv) within thirty (30) days of each anniversary of the initial disbursement of the loan hereby secured current financial statements from the Beneficiary and each guarantor of the Notes and (v) from time to time, such other information as Trustee may reasonably request.

12. 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 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.

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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 one of the genuine Notes 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 one of the Notes and which purports to be executed on behalf of First Party; and where the release is requested of the original trustee and it has never executed a certificate on instruments identifying same as the Notes described herein, it may accept as the genuine Notes herein described Notes which may be presented and which conform in substance with the description herein contained of the Notes and which purport to be executed on behalf of First Party.

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, and any Trustee or successor shall be entitled to reasonable compensation for all acts performed hereunder.

15. The Notes secured hereby are not assumable and are immediately due and payable in full upon transfer of title or any interest in the real estate given as security for the Notes referenced above, or transfer or assignment of the Beneficial Interest of the Land Trust executing this Trust Deed. In addition, if the subject property is sold under Articles of Agreement for Deed by the present title holders or any beneficiary of said Trusts, all sums due and owing hereunder shall become immediately due and payable.

16. Any provision of this Trust Deed which is unenforceable in the state in which this Trust Deed is recorded or registered or is invalid or contrary to the law of such state or the inclusion of which would affect the validity, legality or enforcement of this Trust Deed, shall be of no effect, and in such case all the remaining terms and provisions of this Trust Deed shall subsist and be fully effective according to the tenor of this Trust Deed, the same as though no such invalid portion had ever been included herein.

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THIS TRUST DEED is executed by the undersigned Trustee, not personally, but as Trustee as aforesaid; and it is expressly understood and agreed by the parties hereto, anything herein to the contrary notwithstanding, that each and all of the covenants, undertakings and agreements herein made are made and intended, not as personal covenants, undertakings and agreements of the Trustee named and referred to in said Agreement, for the purpose of binding it personally, but this instrument is executed and delivered by FORD CITY BANK AND TRUST CO., as Trustee solely in the exercise of the powers conferred upon it as such Trustee and no personal liability or personal responsibility is assumed by, or shall at any time be asserted or enforced against FORD CITY BANK AND TRUST CO., its agents or employees, on account hereof, or on account of any covenant, undertaking or agreement herein or contained in the Notes, either express or implied, all such personal liability, if any, being hereby expressly waived and released by the holder or holders of the Notes, and by all persons claiming by or through or under said holder or holders, and by every person now or hereafter claiming any right or security hereunder.

Anything herein contained to the contrary notwithstanding, it is understood and agreed that FORD CITY BANK AND TRUST CO., individually, shall have no obligation to see to the performance or non-performance of any of the covenants herein contained and shall not be personally liable for any action or nonaction taken in violation of any of the covenants herein contained, it being understood that the payment of the money secured hereby and the performance of the covenants herein contained shall be enforced only out of the property hereby mortgaged and the rents, issues and profits thereof, or by action to enforce the personal liability of the guarantors of the payment hereof, or both.

IN WITNESS WHEREOF, FORD CITY BANK AND TRUST CO., not personally, but as Trustee as aforesaid, has caused these presents to be signed by its Trust Officer and its corporate seal to be hereunto affixed and attested by its Vice President, the day and year first above written.

FIRST PARTY:

FORD CITY BANK AND TRUST CO.,
as Trustee as aforesaid and
not personally

By: *Stella B. Kruder*
Trust Officer

TRUSTEE:

FORD CITY BANK AND TRUST CO.,
as Trustee as aforesaid and
not personally

By: *Stella B. Kruder*
Trust Officer

Attest: *Sherid. Beck*
Vice President
REAL ESTATE LOAN OFFICER

Attest: *Sherid. Beck*
Vice President
REAL ESTATE LOAN OFFICER

