TRUST DEED

This instrument was prepared by Karen Andersen. The Wilmette Bank.

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1984 JUL 16 AN 10: 49

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THE ABOVE SPACE FOR RECORDERS USE ONLY THIS INDENTURE, made JUNE 5, HIS INDENTURE, made JUNE 5, 1984 , between CAROL HANSEN VARTAN, married to JAMES GENTRE VARTAN * * *

herein referred to as "Mortgagors" and THE WILMETTE BANK. an Illinois banking corporation located in Wilmette, Illinois, herein referred to as TRUSTEE, witnesseth: HAT, WHEREAS, the Mortgagors are justly indebted to the legal holder or holders of the Instalment hole hereinafter described (said legal holder or holders being herein referred to as Holders of the Note) in the principal sum of * * * THIRTY THOUSAND AND NO/100 * * *

Do' ars evidenced by one certain Instalment Note herein referred to as "Note" of the Mortgagors of even date here with, made payable to BEARER and delivered, in and by which said Note the Mortgagors promise to put the said principal sum and interest from date hereof on the balance of principal remaining from time to time varied at the rate of 12.75 % per annum in instalments as follows: * * * * HR E HUNDRED TWENTY SEVEN AND 12/100 * * *

Dollars on the LIRST day of AUGUST , 1984 and

* * *THREE HUNDRIL TWENTY SEVEN AND 12/100 * * * Dollars on the FI ST

Dollars on the FI ST 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 FIRST day of JULY 1989

All such payments on ar oun of the indebtedness evidenced by said Note are to be first applied to interest on the unpaid principal and all of said principal and interest are to be made payable at such burking house or trust company in the City of Wilmette, Illinois, as the Holders of the Note may from the new in writing appoint, and in absence of such appointment then at the office of The Wilmette Bank we call situ the office of The Wilmette Bank in said city.

NOW, THEREFORE. The Mortgagors to er are the payment of the said principal sum of money and said interest in accordance with the terms, provisions and limitations of this Trivet Deed, and the performance of the covenants and agreement herein/ontained, by the Mortgagors to be performed, and also inconsideration of the sum of One Dollar in hand paid, the receipt whereof thereby acknowledged, do by these presents CONVE and V ARRANT unto the Trustee, its successors and assigns, the following described Real Estate and all of their estate, rightitle and interest therein, situate, lying and being in the COUNTY OF LOCK.

AND STATE Or LOCK. With the said principal sum of money and said interest in accordance of the covenants and agreement herein/ontained by the covenants and agreement herein/ontained, by the Mortgagors to be performed, and also interest the said principal sum of money and said interest in accordance of the covenants and agreement herein/ontained, by the Mortgagors to be performed, and also interest the performance of the covenants and agreement herein/ontained, by the Mortgagors to be performed, and also interest the performance of the covenants and agreement herein/ontained, by the Mortgagors to be performed, and also interest the performance of the covenants and agreement herein/ontained, and agreement

LOT 22 IN BLOCK 3 IN KINGS ADDITION TO WILLLITE, A SUBDIVISION OF PART OF THE S.E. & OF THE N.E. & OF SECTION 33, TOWN 42 NORTH, AN E 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS, ACCORDING 10 A PLAT OF SURVEY RECORDED JULY 2ND, 1913, AS DOCUMENT 5230487.

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which, with the property hereinafter described, is referred to herein as the "premises,"

TOGETHER with all buildings, improvements, tenements, easements, fixtures and appurtenances meet to belonging, and all rents, issues and profits thereof for so long and during all such times as Mortgagors may be intituded thereto (which are pledged primarily and on a parity with said real estate and not secondarily) and all appare and 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, awnings, stoves and water heaters. All of the foregoing are declared to be 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 expressrelease and waive.

It Is Further Understood and Agreed That:

4. In case Mortgagers shall fail to perform any covenants herein contained. Trustee or sired of Mortgagers in any form and manner decined expedient, and may, but need not, matcharge, compromise or settle any tax lien or other prior lien or title or claim thereof, or many paid for any of the purposes herein substituted and all expenses paid or incurred in colders of the note to protect the mortgaged premises and the lien hereof, plus rassonable cost all be so much additional indebtechess secured bereyby and shall become immediately and or worlded for said principal indebtechess. Inaction of Trustee or Holders of the Note shall never a pair of Mortgagora.	the Holders of the Note ; ke full or partial paymer sem from any tax sale or an extended the sale of the mpensation to Trustee [ind payable without noting to be compilered as a wait	may, but need not make any payment or perform any act herninhefore re- ta of principal or interest on prior encumbrances. If any, and purchase, forfeiture affecting said premises or contest any tax or assessment. All ding autorneys "feet, and any other moneys advanced by Trustee or the or each matter concerning which action herein authorized may be taken, e and with interest thereon at the same rate of interest per annum as is
e part of Mortgagors. Trustee or the Holders of the Note hereby secured making any payment hereby autocured from the appropriate public office without inquiry into the accuracy of such bill, stal	thorized relating to taxe	s or assessments, may be a seconding to any bill, statement or estimate
aim thereof. Mortgagors shall pay each item of indebtedness herein mentioned, both principal are inhocated to the characteristic and indebtedness herein mentioned, both principal are inhocated to Mortgagors, all unpaid indebtedness accured by this Trust Deed shall, not we immediately in the case of default in making payment of any installment of principal or inter-		Į.
is 7. When the indebtedness hereby secured shall become due whether by acceleration or in to 7. When the indebtedness hereby secured shall become due whether by acceleration or into forecrose the line in whereoff, there shall be allowed and included as additional indebtedness as the second of th	in the decree for sale all or documentary, and ex- abstracts of title, title to be reasonably necessa- es. All expenditures and on at the same rate of int g probate and bankrupte, by preparations for the c- y threatened suit or pro-	expenditures and expenses which may be paid or incurred by or on behalf pert evidence, stempraphers' charges, publication costs and costs which searches and examinations, guarantee policies, Torrens certificates, and y either to proceedure such ruit or low evidence to bidden at any sale which the processing of the process of the process of the process of the process of the processings, to which either of them shall be a party, either as plaintiff, ommencement of any suit for the foreclosure hereof after actival of such receing which might affect the premises or the security hereof, whether or receining which might affect the premises or the security hereof, whether or receining which might affect the premises or the security hereof.
8. The proceeds of any foreclosure sale of the premises shall be distributed and appreciouse proceeding, including all such ttems as are mentioned in the preceding paragraph total to that evidenced by the Note, with interest thereon as herein provided; thrift, all printing the provided of the provi	lied in the following ord h hereof; second, all othe scipal and interest remai	er of priority: First, on account of all costs and expenses incident to the tierns which under the terms hereof constitute secured indebtedness ad- ning unpaid on the Note; fourth, any overplus to Mortgagors, their heirs,
9. Upon, or at any time after the filing of a bill to foreclose this Trust Deed, the court of the or after asks, without regard to the solveror or insolvency of the court of	in which such bill is filed ortgagors at the time of hereunder may be appoin a sale and deficiency, du	I may appoint a receiver of said premises. Such appointment may be made application for such receiver and without regard to the then value of the third as such receiver. Such receiver shall have to collect the rents, tring the full statutory period of redemption, whether there by redemption
"I sa during any further times when Mortgagora, except for the intervention of a sy't occes any or are usual in such cases for the protection, possession, control, management, ize the receiver to apply to the net income in his hands in payment in whole or in particle." "As" or other lien which may be or become superior to the lien herror or of such eard definery.	such receiver, would be e ent and operation of the of: (1) The indebtedness th decree, provided such	ntitled to collect such rents, issues and profits, and all other powers which premises during the whole of said period. The Court from time to time may secured hereby, or by any decree foreclosing this Trust Deed, or any tax, application is made prior to foreclosure sale; (2) the deficiency in case of a
10. pon articler total condemnation of the premises and upon demand of the Herrof as many 's der an 'ed by the Holder, and all such proceeds so paid over shall be application.	older of the Note, the M ied upon the principal or	ortgagor shall pay over to the Holder all or such portion of the proceeds accrued interest of the Note as may be elected by the Holder and without
 No action for the reference of the lieu or of any provision hereof shall be subjet law upon the note 'reby secured. Trustee or the 'note of the Note shall have the right to inspect the premises Trustee have unity to examine the title location, existence, or condition of the 	nt all reasonable times	and acress thereto shall be permitted for that purpose.
13. Trustee he usty to examine the title, location, existence, or condition of the iven unless expressly obligated by the terms hereof, nor be liable for any acts or omissis missing the form of the first part o	ons hereunder, except in any power herein given, upon presentation of as	case of its own gross negligence or misconduct or that of the agents or stisfactory evidence that all indebtedness secured by this Trust Deed has
The Definition of the Tribles had been a seen as the Definition of the Tribles have by proper instrument seen fully paid, and Tribles nays, at a seen fully paid, and Tribles nays, at a seen fully and is and Tribles nays, at a seen and the seen paid, which representation, the seen paid, which representation as the counter of the seen paid, which representation as the counter of the seen paid, which representation as the counter of the seen paid, which representation as the counter of the seen paid of the seen pa	or any person who shait, in Trustee may accept as rs a certificate of identifi to be executed by the per intifying same as the Not	either before or ancer maturity nervol, produce and extinut of insisted the strue without inquiry. Where a release is requested of a successor drustee, cation purporting to be executed by a prior trustee hereunder or which consons herein designated as the makers thereof; and where the release is recedescribed herein, it may accept as the genuine Note herein described any
ote which may be presented and which conform in substate with the description herein or hereof. Thrustee may resign by instrument in a	ontained of the Note and Registrar of Titles in whois, an Illinois corporal	which purports to be executed by the persons herein designated as makers sich this instrument shall have been recorded or filed. In case of the resignation, shall be Successor in Trust and in case of its resignation, inability or the state of the state
retual to act, the then Recorder of Decelor the county i while the premises as situated and authority as are herein given Trustee, and my Tru: ec. or	snati de Successor in 17 to reasonable compensa Mortgagora and shall pe indebtedness or any par	is any successive in rives become man have the inemitted title, powers tion for all exts performed thereunder. rsons claiming under or through Mortgagors, and the word "Mortgagors" therrof, whether or not such persons shall have executed the Note or this
17. Without the prior written consent of the Holders of the No'	uall not convey or encum I or constructive natice (ber title to the Premises. The Holders of the Note may elect to accelerate as if such breach shall be construed as a waiver of or acquiescence in any such
18. Before releasing this trust deed. Trustee or successor shall receive to its servicesor shall be entitled to reasonable compensation for any other act or service; eformed of Illinois shall be applicable to this trust deed.	es a fee as determined b nder any provisions of t	y its rate schedule in effect when the release deed is issued. Trustee or suchis trust deed. The provisions of the "Trust And Trustees Act" of the State
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4.5	11.	
· 사용 : 1 : 1 : 1 : 1 : 1 : 1 : 1 : 1 : 1 :	70.	
Witness the family and seal of Morrellays the day and year first abo CAROL HANSEN VARTAN	Israil X	S CENTRE VALIAN, Signing solely
	for the pur	pose of releasing lomestead rights,
	if any.; in said County in the S	State aforesaid, DO HEREBY CEPTI, Y' HAT
	'AN, Married	to JAMES GENTRE TRIAN
who are personally known to me to be the	same person S	whose nameS_BTC s bacribed o the foregoing In-
strument, appeared before me this day in person and said Instrument as her		and voluntary act, for the use and purposes therein set for a, in fuding the
release and waiver of the right of homestead. GIVEN under my hand a Notarial	3rd	day of 11, 12, 19, 19
MOTARY PUBLIC STATE OF ILLINOIS AT COMMICCION EXP. OCT 28, 1987 ISSUED THRU ILL. NOTARY ASSOC.		Jallie Donavar
	The Instalment N	ote mentioned in the cities Trust Deed has been identified herewith
IMPORTANT FOR THE PROTECTION OF BOTH THE BORROWER AND LENDER,		METTE BANK, as Trustee.
THE NOTE SECURED BY THIS TRUST DEED SHOULD BE IDENTIFIED BY THE TRUSTEE NAMED HEREIN BEFORE THE TRUST DEED IS	BY	
FILED FOR RECORD.	l	Vice Provident Secretary
D NAME	<u> </u>	्रा लाक्ष्य का क्ष १ ५४ औं है
E Real Estate Department L STREET THE WILMETTE BANK		FOR RECORDER'S INDEX PURPOSES INSERT STREET
I 1200 Central V Wilmette, IL 60091		ADDRESS OF ABOVE DESCRIBED PROPERTY HERE
r wridette. II ouds!		

END OF RECORDED DOCUMENT