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TRUST DEED

THIS INDENTURE, Made August 23, 1984, between MIDWEST INDUSTRIAL PROPERTIES, INC.,

an Illinois Corporation herein referred to as "Mortgagors," and FIRST NATIONAL BANK OF MOUNT PROSPECT, a National Banking Association residing in Mount Prospect, Illinois, (herein referred to as Trustee"),

WITNESSETH: THAT, WHEREAS the Mortgagors are justly indebted to the legal holder or holders of the Note hereinafter described (said legal holder or holders being herein referred to as holders of the Note) in the principal sum of ONE HUNDRED THOUSAND AND

NO/100-----Dollars (\$100,000.00),

evidenced by one certain Note of the Mortgagors of even date herewith, made payable to BEARER and delivered, in and by which said Note the Mortgagors promise to pay the said principal sum and interest on the balance of principal remaining from time to time unpaid at the rate of P+2%* % per annum prior to maturity as follows:

*P+2%=2% over lender's prime, floating

ONE HUNDRED THOUSAND AND NO/100-----Dollars (\$100,000.00),

on the DEMAND day of AUGUST 1984. All payments on account of the indebtedness evidenced by said Note shall be first applied to interest on the unpaid principal balance and the remainder to principal unless paid when due shall bear interest at the rate of P+5%** per cent per annum.

** P+5%=5% over lender's prime, floating

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 Chicago Heights County of Cook and State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED AND MADE A PART HEREOF

Document prepared by: Byron O'Connor, Vice President First National Bank of Mount Prospect 999 Elmhurst Rd., Mount Prospect, IL 60056

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

TOGETHER with all buildings, improvements, tenements, assessments, fixtures, and appurtenances thereto, including and all rents, issues, and profits thereof for so long and during all such times as Mortgagors may be entitled thereto (which are pledged to the Trustee by and on a party with said real estate as security for the payment of the indebtedness secured hereby and not secondarily), and, without limiting the generality of the foregoing, all apparatus and equipment necessary or desirable for the use or enjoyment of the premises, including but not limited to, heating, ventilation, air conditioning, water, light, power, refrigeration (whether single unit or centrally controlled), and ventilation, and all screens, window shades, storm doors and windows, awnings, door vestibules, gas and electric fixtures, stoves, boilers, sinks 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.

IT IS FURTHER UNDERSTOOD AND AGREED THAT:

1. Mortgagors (1) shall promptly repair, restore or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or destroyed; (2) shall keep said premises in good condition and repair, without waste, and free from mechanical or other liens or claims for liens not expressly subordinated to the lien hereof, except taxes and other governmental assessments not overdue; (3) shall pay when due any taxes, assessments, charges 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) shall complete within a reasonable time any building or building now or at any time in process of erection upon said premises; (5) shall comply with all requirements of law or municipal ordinances with respect to the premises and the premises hereof; (6) shall make no material alterations in said premises except as required by law or municipal ordinance, without prior written consent of Trustee or holders of the Note being first had and obtained; and (7) shall not sell, transfer, assign or otherwise alienate (whether by land contract or otherwise), or encumber or sublet or lease or otherwise (whether or not subordinate to the lien hereof) to exist upon the premises, or any part thereof, or any interest therein, without prior written consent of Trustee or holders of the Note being first had and obtained.

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 and such other hazards or contingencies as the holders of the note may require under policies providing payment by the insurance companies of moneys sufficient either to pay the cost of repairing or replacing 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 Mortgagors shall fail to perform any covenants herein contained, 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 payment of principal or interest on prior encumbrances, if any, and purchase, discharge, compromise or settle any tax lien or other prior lien or claim authorized and all expenses paid or incurred in connection therewith, including reasonable attorneys' fees, and any other moneys advanced by Trustee or the holders of the Note to protect the mortgagors and the lien hereof, plus reasonable compensation to Trustee for each matter concerning which notice herein authorized 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 of seven per cent per annum, fraction 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 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 thereon.

6. Mortgagors shall pay each sum 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 with notice to Mortgagors, all sums hereunder secured by this Trust Deed shall notwithstanding any lien in this Note or in this Trust Deed be the primary and payable (a) in the case of default for ten days in making payment of any installment of principal or interest on the Note, or (b) when default shall occur and continue for thirty days in the performance of any other agreement of the Mortgagors herein contained.

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7. When the indebtedness hereby secured shall become due whether by nonpayment 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 all expenditures and expenses which may be paid or incurred by or on behalf of Trustee or holders of the Note for reasonable attorneys' fees, Trustee's fees, superior's fees, costs for documents and abstracts, such abstracts of title, title searches and examinations, insurance policies, surveys, certificates, to be expended after entry of the decree) of bond interest, evidence, stenographers' charges, publication costs and costs (which may be estimated as to items fees, superior's fees, costs for documents and abstracts, such abstracts of title, title searches and examinations, insurance policies, surveys, 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 of any sale which may be had pursuant to such decree the true condition of the title to or the value of the premises. All recording, printing 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 recording, including probate and bankruptcy proceedings, in 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 arrival 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 fees as are mentioned in the preceding paragraph hereof; second, all 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 Mortgagee, their heirs, legal representatives or assigns, as they 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, without regard to the advocacy or involvency of Mortgagee at the time of such receiver and without regard to the then value of the premises or the amount shall be thereon excepted as a homestead or not and the trustee 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 Mortgagee, or its deficiency, during the full statutory period of redemption, whether there be redemption or not, 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 execute a certificate on any instrument identifying same as 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.

10. No action or 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 a foreclosure 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, nor shall Trustee be obliged to record this Trust Deed or to exercise any power hereof, given in this security instrument, but shall not be liable for any act or omission 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. 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 pay to Trustee the Note, representing that all indebtedness hereby secured has been paid, which representation Trustee may accept as true without further investigation. Where a release is requested of a successor trustee, such successor trustee may accept as the genuine Note herein described any note which purports 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 by the persons herein designated as the makers thereof; and where the release is requested of the original trustee, if it has never executed a certificate on any instrument identifying same as 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 the above-named Trustee, then the Chicago Title and Trust Company, of Cook County, Illinois, shall be and it is hereby appointed 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. This Trust Deed and all provisions hereof, shall extend to and bind upon Mortgagee and all persons claiming under or through Mortgagee, and the word "Mortgagee" 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.

16. The Trustee, individually, may buy, sell, own and hold the Note or any interest therein, before or after maturity, and whether or not a default shall have occurred or exist, and said Trustee as a holder of the Note or any interest therein and every subsequent holder thereof shall be entitled to all the same security and to all the same rights and remedies as if the Note were in the hands of the holder of the Note with the effect as if said Trustee owned to have occurred or happened. Any actions or remedies provided in this Trust Deed to be taken by the Trustee or the holder of the Note may be taken jointly by the Trustee and any holder of the Note.

Witness the hand and seal of _____ of Mortgagee the day and at the place above written.

MIDWEST PROPERTIES, INC.

(SEAL) BY: Mark Broertjes (SEAL)
Mark Broertjes, President

(SEAL) BY: Leslie R. Thielman (SEAL)
Leslie R. Thielman, Secretary

STATE OF ILLINOIS }
County of McHenry } SS. Michelle Murphy
a Notary Public in and for and residing in said County, in the State aforesaid, I DO HEREBY CERTIFY THAT
Mark Broertjes and Leslie R. Thielman

who are personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they executed, signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and Notary Seal this 24th day of August,
A.D. 19 84

Michelle Murphy
MY COMMISSION EXPIRES _____
SEPTEMBER 1, 1987

<p>IMPORTANT</p> <p>FOR THE PROTECTION OF BOTH THE BORROWER AND LENDER, THE NOTE SECURED BY THIS TRUST DEED SHOULD BE IDENTIFIED BY THE TRUSTEE NAMED HEREIN BEFORE THE TRUST DEED IS FILED FOR RECORD.</p>	<p>The Installment Note mentioned in the within Trust Deed has been identified herewith under Identification No. <u>T0061</u></p> <p>First National Bank of Mount Prospect as Trustee</p> <p><u>Elizabeth L. Salzman</u> Trust Officer</p>
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PROPERTY LOCATED AT: 14th & State Streets
Chicago Heights, IL

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LEGAL DESCRIPTION

PARCEL 1: The North 125 feet of the South 521 feet of Lot 7 in Block 231 in Chicago Heights in the North East 1/4 of Section 21, Township 35 North, Range 14 East of the Third Principal Meridian; also that part of the South East 1/4 of the North East 1/4 of Section 21, Township 35 North, Range 14 East of the Third Principal Meridian, described as follows:

To Wit: Beginning at the North West corner of State St and 14th St produced in the Village of Chicago Heights; thence North along the West Line of State St 663 feet; thence West along a line Parallel to the North Line of 14th St produced; 507.18 feet to a point on the East Line of Chicago Heights Terminal Transfer Railway Company's Right of Way; thence South along said Right of Way 663 feet to the North Line of 14th St produced; thence East along the North Line of 14th St produced, 507.42 feet to the place of beginning; also Lot 8 and the South 396 Feet of Lot 7 in Block 231 in Chicago Heights in the North East 1/4 of Section 21 Township 35 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

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END OF RECORDED DOCUMENT