INSTALLMENT FORM OF TRUST DEED (USE WITH NOTE FORM CBE-6) PREPARED BY.
AUSTIN L. WYMAN, JR. 27 381 182
ESMITEV AND ESSETTLEY
69 WEST WASHINGTON CHICAGO, ILLINOIS 80802 THE ABOVE SPACE FOR RECORDERS USE ONLY

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THIS INDENTURE, Made December 13,19 84, between BANK OF RAVENSWOOD an Illinois Banking Association, not personally but as Trustee under the provisions of a Deed or Deeds in trust duly recorded and delivered to said Bank in pursuance of a Trust Agreement dated and known as trust number herein referred to as "First Party," and Chicago Title and an Illinois corporation herein referred to as TRUSTEE, witnesseth:

TFA1 WHEREAS TAXES have has concurrently herewith executed an installment note bearing even date here, the in the Principal Sum of ONE HUNDRED SEVENTY FIVE THOUSAND AND 00/100 Dollars,

made p yal le to BEAKERY COMMUNITY BANK AND TRUST CO. OF EDGEWATER which said Note the Krist Warry promises to pay out that portion of the trust estate subject to said Trust Agreemer' and hereinafter specifically described, the said principal sum and interest

on the balance of principal remaining from time to time unpaid at the way of the stated on the rote, notes or renewals of them this mortgage secures 

x) while xxxxxxxxxx as recent xxxxxxxxx thereafter until said note is fully paid except that the final payment of principal and therest, if not sooner paid, shall be due on the XXXXXXXXXXXXDE AGDEMAND XXXXXX All such payments on account of the indebtedness evidenced by said note to be first applied to interest on the unpaid principal be ance and the remainder to principal; provided that the principal of each installment unless paid when due shall bear interest at the rate of per annum and all of said principal and interest being made pays le it such banking house or trust company in CHICAGO Illinois, as the holders of the note may, from the time, in writing appoint, and in absence of such appointment, then at the office of Community Bank 7 n. Trust Co. of Edgewater in said City, NOW, THEREFORE, First Party to secure the payment of the imprincipal sum of money and said interest in accordance with the terms, provisions and limitations of this trust deed, and also in consideration of the um of One Dollar in hand paid, the receipt whereof is hereby acknowledged, does by these presents grant, remise, release, allen and convey unto the true, its mercessors and assists, the following described Real Estate situate, lying and being in the COUNTY OF

DER LEGAL DESCRIPTION ATTACHED HERETO AND MAD: A PART THEREOF Lot 24 in William M. LeMoyne's Subdivision of 1 ts 18, 19, 22 and 23 in Andrew J. Browns Subdivision of part of the North & of Section 8, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

COOK COUNTY, ILLINOIS FILED FOR RECORD

1984 DEC 21 PH 3: 06

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

TOGETHER with all improvements, tenement, teasements, faxtures, and appartenances thereto belonging, and all rents, issues and profit of the property of the propert

IT IS FURTHER UNDERSTOOD AND AGREED THAT:

IT IS FURTHER UNDERSTOOD AND AGREED THAT:

1. Until the indebtedness aforesaid shall be fully paid, and in case of the failure of First Party, its successors or assigns to: (1) promptly restore the present of the proposed of the property of the proposed of the property subordinated to the lien of the property evidence of the discharge of such prior lien to Trustee or to holders of the premises superior to the lien hereof, and upon request satisfactory evidence of the discharge of such prior lien to Trustee or to holders of the premises superior to the lien hereof, and upon request satisfactory evidence of the discharge of such prior lien to Trustee or to holders of the premises except as required by law or municipal ord (7) pay before any penalty attaches all general taxes, and pay special taxes, special assessments, water charges, sewer service charges, and other exgainst the premises when due, and unon written request, to furnish to Trustee or to holders of the note duplicate receipts therefor; (8) pay under protest, in the manner provided by statute, any tax or assessment vehicles for the note duplicate receipts therefor; (8) pay under protest, in the manner provided by statute, any tax or assessment vehicles for the note duplicate receipts therefor; (8) pay before the property of the p

DELIVERY

Address: CITY:

Community Bank and Trust Company of Edgewater 5340 North Clau or RECORDER'S OFFICE BOX NO.

for information only insert street address of above described property.

## UNOFFICIAL COPY

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per annum. Inaction of Trustee or holder provisions of this paragraph.	rs of the note shall never	r be considered as a waiver of any right accruing to them on account of any of the
	note hereby secured maki	king any payment hereby authorized relating to taxes or assessments, may do so accord- priate public office without inquiry into the accuracy of such bill, statement or estimate nor title or claim thereof.
3. At the option of the holders of the deed shall, notwithstanding anything in t in making payment of any instalment of do any of the things specifically set forti	s note and without notice the note or in this trust do principal or interest on the in paragraph one hereof	to First Party, its successors or assigns, all unpaid indebtedness secured by this trust deed to the contrary, become due and payable (a) immediately in the case of default the note, or (b) in the event of the failure of First Party or its successors or assigns to of and such default shall continue for three days, said option to be exercised at any
time after the expiration of said three day  4. When the indebtedness hereby se right to foreclose the lien hereof. In any sale all expenditures and expenses which	period. cured shall become due v suit to foreclose the lien h may be paid or incurred	whether by acceleration or otherwise, holders of the note or Trustee shall have the hereof, there shall be allowed and included as additional indebtedness in the decree for by or on behalf of Trustee or holders of the note for attorners' fees, Trustee's fees,
appraiser's rees, outlays for the mentary to be expended after entry of the decree) and similar data and assurances with resport of evidence to bidders at any sale whit penditures and expenses of the nature in and payable, with interest thereon at the (a) any proceeding, including probate at hy respon of this trust deed or any indel	of procuring all such abstroect to title as Trustee or the may be had pursuant to this paragraph mentioned rate of seven per cent ped bankruptcy proceedings, techness hereby secured: on	whether by acceleration or otherwise, holders of the note or Trustee shall have the hereof, there shall be allowed and included as additional indebtedness in the decree for by or on behalf of Trustee or holders of the note for attorneys' fees, Trustee's fees, enographers' charges, publication costs and costs (which may be estimated as to items tracts of title, title searches and examinations, guarantee policies, Torrens certificates, rodders of the note may deem to be reasonably necessary either to prosecute such suit to such decree the true condition of the title to or the value of the premises. All examinations are not additional indebtedness secured hereby and immediately due to such decree the true definitional indebtedness secured hereby and immediately due is a suit of the shall be a party, either as plaintiff, claimant or defendant, or (b) preparations for the commencement of any suit for the foreclosure hereof after ced; or (c) preparations for the defense of any threatened suit or proceeding which tually commenced.
accrual of such right to foreclose whether might affect the premises or the security l 5. The proceeds of any foreclosure s costs and expenses incident to the foreck	or not actually commence hereof, whether or not actualle of the premises shall be usure proceedings, including	ced; or (c) preparations for the defense of any threatened suit or proceeding which tutally commenced.  be distributed and applied in the following order of priority: First, on account of all ng all such items as are mentioned in the preceding paragraph hereof; second, all
rights may appear.		ng all such items as are mentioned in the preceding paragraph hereof; second, all biedness additional to that evidenced by the note, with interest thereon as herein protote; fourth, any overplus to First Party, its legal representatives or assigns, as their is trust deed, the court in which such bill is filed may appoint a receiver of said premithout notice, without retard to the solvancy or insolvency at the time of saidlenters.
for such receiver, of the person or person the premis or whether the same shall be ceiver shi in the power to collect the rent deficient, thur at the full statutory perior which may be cessary or are usual in a of said perior. The Court from time to ti indebtedness see e.e. hereby, or by any dut to the lien here if of of such decree, prov.	s, if any, liable for the pe e then occupied as a hom s, issues and profits of sai d of redemption, whether netervention of such receive uch cases for the protectio me may authorize the rece scree foreclosing this trust ded such application is may	is trust deed, the court in which such bill is filed may appoint a receiver of said premithout notice, without regard to the solvency or insolvency at the time of application payment of the indebtedness secured hereby, and without regard to the then value of mestend or not and the Trustee hereunder may be appointed as such receiver. Such reaid premises during the pendency of such foreclosure suit and, in case of a sale and a r there be redemption or not, as well as aduring any further time when First Party, ver, would be entitled to collect such rents, issues and profits, and all other powers on, possession, control, management and operation of the premises during the whole elever to apply the net income in his hands in payment in whole or in part of: (1) The st deed, or any tax, special assessment or other lien which may be or become superior ande prior to foreclosure sale; (2) the deficiency in case of a sale and deficiency.  spect the premises at all reasonable times and access thereto shall be permitted for
8. Trustee har to d ty to examine the or to exercise any po a similar in given unless own gross negligence of a isconduct or		or condition of the premises, nor shall Trustee be obligated to record this trust deed the terms hereof, nor be liable for any acts or omissions hereunder, except in case of aployees of Trustee, and it may require indemnities satisfactory to it before exercising
		r proper instrument upon presentation of satisfactory evidence that all indebtedness execute and deliver a release hereof to and at the request of any person who shall, rustee the note representing that all indebtedness hereby secured has been paid, which is a release is requested of a successor trustee, such successor trustee may accept as see of identification purporting to be executed by a prior trustee hereunder or which is note and which purports to be executed on behalf of First Party; and where the cla certificate on any instrument identifying same as the note described herein, it may be presented and which conforms in substance with the description herein con-First Party.
10. Trustee may resign by instrument recorded or filed. In case of the resignation situated shall be Successor in Trust. Any and any Trustee or successor shall be ent.	in writing filed in the offi n inability or refusal to a Successor in Trust bereund itled to reaso able compen	ffice of the Recorder or Registrar of Titles in which this instrument shall have been act of Trustee, the then Recorder of Deeds of the county in which the premises are nder shall have the identical title, powers and authority as are herein given Trustee, insation for all acts performed hereunder.
transferred by borrow creation of a lien or creation of a purchas c) a transfer by devi- joint tenant or d) the less not containing a declare all the sums	er with ou; I encumbed are a money sociar se decent or le grant of any n option to precured by the	cor an interest therein is sold or Lender's prior consent, excluding, a) subordinate to this hortgage, b) the rity interest for household appliances, b/o)eration of law upon the death of sy leasehold interest of three years or purclaire, Lender may, at Lender's option, his Mcrigage to be immediately due
covenants, undertakings and agreements of the and delivered by X 治療液状炎溶液素 X 光龙文 (lability or personal responsibility is assumed by ployees, on account hereof, or on account of a sonal liability, if any, being hereby expressly w persons claiming by or through or under said prafter claiming any right or security hereunder.	inding, that early and an office in the control of	the covenants, under task goals agreements neeren made are made and intended, not as personal to in said Agreemen, for the purpose of binding it personally, but this instrument is executed astee, solely in the exe size of the powers conferred upon it as such Trustee, and no personal erted or enforced agains X(67, aliki XAUXXIN XONON XONON XONON XIN, its agents, or emerged the enterior of it. and principal to econtained, either expressed or implied, all such perruty of the second part or holder o nolde s of said principal or interest notes hereof, and by all e holder or holders, owner or our irs of such principal notes, and by every person now or here-
no obligation to see to the performance or non in violation of any of the covenants herein conta tained shall be enforced only out of the property IN WITNESS WHEREOF, Community Bah ASSECT Vice-President, and its corporate seal to	performance of any of the co ined, it being understood that thereby mortenged and the re the Trust Company of Edges be hereunto affixed and atte	ood and agreed that A think of which X X X X X X X X X X X X X X X X X X X
BANK K represents Bank of	OF RAVENSWOO	on As Trustee as a presaid and not personally,
Ravenswood	By. Cec	L Homeron VICE-PRESIDENT
	Attest	XXSGSNXXX TRUST OFFICER-AS A XX TRASSERBE
STATE OF ILLINOIS SS.	a Notary Public, in	the undersigned and for said County, in the State aforesaid, DO HEREBY CERTIFY, hat Ceil Gonnerman
XXXXX Vice-Presid	ent of BANK OF	RAVENSWOOD and Eva Higi
Abstitute Trust C are subscribed to the appeared before me it voluntary act and as and the said Abstant said Bank, did affix the voluntary act of said	officer ALMPLIN Centre of foregoing instrument as such its day in person and ackr. the free and voluntary at a Trust Officer Modern College of the Corporate seal of said Ba Bank, as Trustee as aforess	I said Bank, who are personally known to me to be the same persons whose names and Assistat Vice-President, and Assistat Trust Officer-Xationat Cocker, respectively, nowledged that they signed and delivered the said instrument as their own free and act of said Bank, as Trustee as aforesaid, for the uses and purposes therein set forth; couldn't then and there acknowledged that he/she, as custodian of the corporate seal of ank to said instrument as his/her own free and voluntary act and as the free and said, for the uses and purposes therein set forth.
	Given under my	y hand and notarial seal, this 21st day or December A. D. 1984
		Notary Public
		The instalment Note mentioned in the within Trust Deed has been identified
I M P O R T A N T OR THE PROTECTION OF BOTH THE BOR	ROWER AND LENDER,	1
	SHOULD BE IDENTI-	herewith under Identification No

END OF RECORDED DOCUMENT