UNOFFICIAL COPY

E5005011

TRUST DEED

	,		
	MAY3-65	THE ABOVE SPACE FOR PROCEDED THE ABOVE SPACE FOR PROCEDURE A	Rec 11.00
THIS INDENTURE, made April		1985, between	100
Margarat C. Burns widow	and not aimee	·	47 6.58 XW 5.
marq 130 C. Burns widow		referred to as "Mortgagors," and	
	NORTHWEST C	COMMERCE BANK	
an Illinois corpo ation doing business in	in Rosemont, Illinois, he	rein referred to as TRUSTEE, witnesseth: egal holder or holders of the Instalment Not	e hereinafter described,
said legal holder or nolders being here	in referred to as Holders of	of the Note; in the principal sum of	
Five Thousand One hardred evidenced by one certain Insulation.	Dollars & 00/100 ote of the Mortgagors of o	(\$5,100.00) even date herewith, made payable to NORTI	Dollars, HWEST COMMERCE
BANK and delivered, it aid by which said Note the Mortgagors promise to pay the said principal sum and interest from on the balance of principal remaining from time to time unpaid at the rate of			
		One Hundred Seventeen Dollar	- I
Dollars on the 26th day of M	lay	19 85 and One Hundred Sevente	en Dollars & 36/100
Dollars on the 26th day of each		thereafter until said note is fully paid exc	
ment of principal and interest, if not sooner paid, s. all be due on the 26th day of April, 1990			
All such payments on account of the indebtedness evidened 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 cent per annum, and all of said principal and intries being made payable at such banking house or trust company in Cook County, 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 NORTHWES	ST COMMERCE BANK	in Rossmont, Illinois	c or such appointment,
NOW, THEREFORE, the Mortgagors to saions and limitations of this trust deed, and the saion of the sum of One Polley	ecure the payment of the said p he performance of the covenant in hand paid the receipt when	principal st a of me tey and said interest in accordate and agr ements nerein contained, by the Mortgareof is here "peknowledged, do by these presents state and all or the "e ake. right, title and interest	te of such appointment, the consumer with the terms, provingers to be performed, and CONVEY and WARRANT
unto the Trustee, its successors and assigns,	the following described Real E COUNT		therein, situate, lying and ND STATE OF ILLINOIS,
to wit: Village of Park Ri		СООК	f
Lot 16 in George C. Yost's	subdivision of par	rt of Lot 1 in Division of 42	acres
Lot 16 in George C. Yost's subdivision of part of Lot 1 in Div.sion of 42 acres of Land, the West line drawn parallel with the East line thereof and Jeing all of			
Lot l in the Assessor's Division of the North West Quarter of Section l ad East part of Lot 2, in Assessor's Division of the North East Quarter of Section , all			
in Township 40 North, Range 12, east of the third principal meridian, and part of			
lots 5 and 6 in Block 2, in Talcott Terrace, being a Subdivision of Lot 2 in ivision of 42 acres of Land aforesaid, in Cook County, Illinois			
		,	44
			00
*The current highest prime percentage points (P+3.0%)	rate published in floating on a dai	the Wall Street Journal plus t ly basis	intee a w
Tax I.D#12-01-134-005 property more commonly known as 1427 S. Washington, Park Ridge, IL.			
which, with the property hereinafter described, is	s referred to herein as the "premi	ises,''	
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 Mortgagors may be entitled thereto (which are plotged primarily and on a parity with said real estate and not section of the profits of t			
which, with the property hereinafter described, is referred to herein as the "premises." TOCETHEE with all improvements, tenements, eatements, fatures, and appurtenances thereto belonging, and all rents, issues 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 thereton used to supply heat, gas, irr conditioning, water. light, power, refrigeration (whether single units or centrally controlled), and ventilation, including (without restricting the foregoing), acreens, window shades, storm doors and windows, floor coverings, inador beds, awnings, stores and water heaters. All of the foregoing are declined in the premises by the whether physically attached thereto or not, and it is agreed that and water heaters. All of the foregoing are declined in the premises by the mortgagors or their successors or assigns and the premises by the mortgagors or their successors or assigns and the state of the premises of the successors and assigns, forever of the purposes, and upon the uses and trusts herein attempts of the real estate. In set Oarth, 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 Mortgargors do hereby expressly release and waits.			
mortgagors or their successors or assigns shall TO HAVE AND TO HOLD the premises us in set forth, free from all rights and benefits t	be considered as constituting p and the said Trustee, its success ander and by virtue of the Hom	art of the real estate. ors and assigns, forever, for the purposes, and upor estead Exemption Laws of the State of Illinois, whi	the uses and trusts here- ch said rights and benefits
mi to the local requires of two po	ger. The covenants condi	tions and provisions appearing on page 2 (1	the reverse side of this
trust deed) are incorporated herein by rand assigns.	eference and are a part he	reof and shall be binding on the mortgagors	, their heirs, successors
Witness the hand and seal	of Mortgagors the day a	nd year first above written.	
	J Serat A	Mar paret & Buir	SEAL
	[SEAL]		[SEAL]
	[SEAL]		[SEAL]
STATE OF ILLINOIS	Valerie A. Godf		
00077	ry Public in and for and resid	ing in said County, in the State aforesaid, DO HEI	
2 W	idou and not gingo	remarriedsubscribthe same person whose namesubscrib	ed to the foregoing In-
who <u>is</u> per strument, appear	red before me this day in pers	on and acknowledged that she signed,	sealed and delivered the
said Instrument lease and waiver	es her free and vo	duntary act, for the uses and purposes therein set	forth, including the re-
GIVEN under my hand and Notarial Seal this 26th av of April A. D. 19.85			
Moute a specific and the second secon			
		My Commission Expires Nov. 28, 1	

THE COVENANTS, CONDITIONS AND PROVISIONS REFERRED TO ON PAGE 1 (THE REVERSE SIDE OF THIS TRUST DEED):

1. Mortgagors shall (1) promptly repair, restore or rebuild any buildings or improvements now or hereafter on the premises which may become damined of the destroyd: (2) keep said premises in good condition and reput without waste, and free from mechanics or other liens or claims for lien or reasy subconditionated to the lien hereof; (8) pay when due to the reasy subconditionated to the lien hereof; (8) pay when due to the distribution of the premises which may be secured by a lien or charge on the premises to the hereof, and upon request exhibit satisfactory and the transfer of such prior lien to Truster to holders of with all requirements of law hereof, and upon request exhibit satisfactory at any time in process of erection upon said premises; (3) dominant with all requirements of law or incipal ordinates.

therefor. To prevent default hereunder Mortgagors shall pay in full under protest, in the manner provided by statute, any tax or assessment which Karlegors may desire to contest.

3. Mortgagors shall keep all buildings and improvements now on hereafter situated on said premises insured against loss or damage by fire, lightning agreement of the pay the control of the pay the

terest on the note. The wen default shall occur and continue for three days in the performance of any other agreement of the Mortgagors herein contained.

7. When the induite sets I reby secured shall become due whether by acceleration or otherwise, holders of the note or Trustee shall have the right foreclose the lien hereof.

7. When the induite sets I reby secured shall become due whether by acceleration or otherwise, holders of the note or Trustee shall have the right foreclose the lien hereof.

8. The secured of the set of the secured shall become due whether by acceleration or otherwise, holders of the note of the decree of programs and expenses who are possible to the secured of the secured shall be allowed and included an admittable and interest feets, appraiser's feet, averaged the programs of the secured shall be allowed and included in a substance of tile, title early and the security of the security o

principal and interest remaining unpaid on the n e: fourth, any overplus to Mortgagors, their heirs, legal representatives or assigns, as their rights y appear.

9. Upon, or at any time after the filling of a bill to force see this trust deed, the court in which such bill is filed may appoint a receiver of said premisers. Such appointment may be made either before or after a lee, without notice, without recard to the solventry of notering of Mortgagors at the time of such receiver and without regard to the head of the premisers or whether the same shall be and profits of said premisers during the pendicular for such receiver and without regard on the head of the premisers or whether the same shall be and profits of said premisers during the pendicular to the premiser of t

the party interposing same in an action at law upon the note nereny secured.

11. Trustee or the holders of the note shall have the right to inspect the parties.

12. Trustee has no duty to examine the title, location, existence, or condition of the entered of the exercise any power herein gives unless expressly obligated by the terms hereof, or be liable for any acts or omissions hereunder, except in case of the exercise any power herein gives unless expressly obligated by the terms hereof, or be liable for any acts or omissions hereunder, except in case of the exercising its own gross registered or misconduct or that of the agents or employees of Trustee, and the request of any person who shall either hereof any power herein gives.

13. Trustee has been fully paid; and Trustee may execute and deliver a release hereof, and at the recuest of any person who shall either hereof to by this trust of the stress of the results of the results of the exercising the results of the results o

85005011

The Instalment Note mentioned in the within Trust Deed has been 2052-ID

NORTHWEST COMMERCE BANK

Vice President

FOR RECORDER'S INDEX PURPOSES INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

Northwest Commerce Bank 9575 W. Higgins Road Rosemont, Illinois 60018

1427 S. Washington

Park Ridge, IL.

RECORDER'S OFFICE BOX NUMBER.