

# UNOFFICIAL COPY

TRUST DEED

COOK COUNTY ILLINOIS 5 1 65173 242

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THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made August 30 1985, between JAMES A. BAKER and JEANNINE L. BAKER, His Wife, of 2100 E. Shore Drive, Culver, Indiana 46511-----

herein referred to as "Mortgagors", and CHICAGO TITLE AND TRUST COMPANY, an Illinois corporation doing business in Chicago, Illinois, herein referred to as TRUSTEE, witnesseth: THAT, WHEREAS the Mortgagors are justly indebted to the legal holder or holders of the Instalment Note hereinafter described, said legal holder or holders being herein referred to as Holders of the Note, in the principal sum of TWENTY-FOUR THOUSAND and No Cents (\$24,000.00)-----

evidenced by one certain Instalment Note of the Mortgagors of even date herewith, made payable to THE ORDER OF BEARS 14 Dollars, and delivered, in and by which said Note the Mortgagors promise to pay the said principal sum in instalments as follows: 14 Dollars

Six Thousand and No Cents (\$6,000.00)----- Dollars or more on the 30th day of September 1985 and Six Thousand and No Cents (\$6,000.00)----- Dollars or more on the LAST day of each consec. cal. mo thereafter, to and including the 30th day of November 1985, with a final payment of the balance due on the 31st day of December 1985, with interest from September 1, 1985 on the principal balance from time to time unpaid at the rate of TEN (10%) per cent per annum; each of said instalments of principal bearing interest after maturity at the rate of eighteen-- per cent per annum, and all of said principal and interest being made payable at such banking house or trust company in Glencoe, Illinois, as the holder of the note may, from time to time, in writing appoint, and in absence of such appointment, then at the office of Ted W. Rueggeger----- in said City.

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 City of Chicago----- COUNTY OF COOK AND STATE OF ILLINOIS to wit: SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN-----

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

TOGETHER with all improvements, tenements, easements, fixtures, and appurtenances thereto (including, and all tents, 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 balance due 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, inador beds, awnings, 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 to 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 covenants 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.

This trust deed consists of two pages. The covenants, conditions and provisions appearing on page 2 (the reverse side of this trust deed) are incorporated herein by reference and are a part hereof and shall be binding on the mortgagors, their heirs, successors and assigns.

WITNESS the hand s and seal s of Mortgagors the day and year first above written.

James A. Baker [SEAL]  
James A. Baker

Jeannine L. Baker [SEAL]  
Jeannine L. Baker

STATE OF ILLINOIS,

County of COOK

SS. A Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT JAMES A. BAKER & JEANNINE L. BAKER, HIS WIFE

who are personally known to me to be the same person s whose name s are subscribed to the foregoing Instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said Instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 30 day of August, 19 85

Notarial Seal

Rose Ann Buehner  
Notary Public.

Chicago, IL 60602  
This instrument prepared by: Stephen S. Massutta, Esq., 30 N. LaSalle Street,  
7-10-85  
2 of 3

85-173-242

# UNOFFICIAL COPY

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

1. Mortgagors shall (a) promptly repair, restore or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or be destroyed; (b) 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; (c) 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 note; (d) complete within a reasonable time any building or buildings now or at any time in process of erection upon said premises; (e) comply with all requirements of law or municipal ordinances with respect to the premises and the use thereof; (f) make no material alterations in said premises except as required by law or municipal ordinance.
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, lightning or windstorm (and flood damage, where the lender is required by law to have its loan so insured) 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 in 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 of default therein, Trustee or the holders of the note may, but need not, make any payment or perform any act hereinbefore required to Mortgagors 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 contest 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 note to protect the mortgaged premises and the lien hereof, plus reasonable compensation to Trustee for each matter concerning which action 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 a rate equivalent to the post maturity rate set forth in the note securing this trust deed, if any, otherwise the prematurity rate set forth therein. Inasmuch as 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 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.
6. Mortgagors shall pay each item of indebtedness herein mentioned, both principal and interest, when due according to the terms hereof. All the option of the holders of the note, and without notice to Mortgagors all unpaid indebtedness secured by this Trust Deed shall, notwithstanding anything in the note or in this Trust Deed to the contrary, become due and payable (a) immediately in the case of default in making payment of any installment of principal or interest on the note, or (b) when default shall occur and continue for three days in the performance of any other agreement of the Mortgagors herein contained.
7. When the indebtedness hereby secured shall become due whether by acceleration 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 sale all expenditures and expenses which may be paid or incurred by or on behalf of Trustee or holders of the note for attorneys' fees, Trustee's fees, appraisers' 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 abstracts of title, title searches and examinations, title insurance policies, Torrens 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 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 a rate equivalent to the post maturity rate set forth in the note securing this trust deed, if any, otherwise the prematurity rate set forth therein, when paid or incurred by Trustee or holders of the note in connection with (a) any proceeding, including probate and bankruptcy proceedings, to 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 accrual 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 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 note, with interest thereon as herein provided; third, all principal and interest remaining unpaid on the note; fourth, any surplus to Mortgagors, their heirs, legal representatives or assigns, as their rights 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 solvency or insolvency of Mortgagors at the time of application for such receiver 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 times when Mortgagors, 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 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: (a) The indebtedness secured hereby, or by any decree 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; (b) the deficiency in case of a sale and deficiency.
10. No action for the 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 an action 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, or to inquire into the validity of the signatures or the identity, capacity, or authority of the signatories on the note or trust deed, nor shall Trustee be obligated under 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 by him made, 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; 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 the genuine note herein described any note which bears an identification number purporting to be placed thereon by a prior trustee, lender 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 and it has never placed its identification number on 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 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.
15. This Trust Deed and all provisions hereof, shall extend to and be binding upon Mortgagors and all persons claiming under or through Mortgagors, and the word "Mortgagors" 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. The word "note" when used in this instrument shall be construed to mean "notes" when more than one note is used.
16. Before releasing this trust deed, Trustee or successor shall receive for its services a fee as determined by its rate schedule in effect when the release deed is issued. Trustee or successor shall be entitled to reasonable compensation for any other act or service performed under any provisions of this trust deed. The provisions of the "Trust And Trustees Act" of the State of Illinois shall be applicable to this trust deed.

**IMPORTANT!**

FOR THE PROTECTION OF BOTH THE BORROWER AND LENDER THE INSTALMENT NOTE SECURED BY THIS TRUST DEED SHOULD BE IDENTIFIED BY CHICAGO TITLE AND TRUST COMPANY, TRUSTEE, BEFORE THE TRUST DEED IS FILED FOR RECORD.

Identification No. 171176621  
 CHICAGO TITLE AND TRUST COMPANY  
 Trustee  
 By *[Signature]*  
 Assistant Secretary  
 Assistant Vice President

MAIL TO:

Stephen S. Messutta, Esq.  
 2007 Lake Avenue  
 Wilmette, IL 60091

PLACE IN RECORDER'S OFFICE BOX NUMBER

BOX 333 - CA

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

PTN: 17-04-210-031-1071  
 4155 N. Dearborn Parkway #15-C

Chicago, IL 60610

85-173-242

# UNOFFICIAL COPY

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RIDER to Trust Deed dated August 30, 1985 made by JAMES A. BAKER and JEANNINE L. BAKER, His Wife, as Mortgagors, and Chicago Title & Trust Company, an Illinois corporation, as Mortgagee, securing a Principal Bearer Note in the amount of \$24,000.00, pertaining to real estate legally described on Exhibit "A" attached to said Trust Deed.

1. The terms and conditions of the Note are incorporated in and as a part of the terms and conditions of this Trust Deed.

2. Without limitation of the foregoing, Mortgagors waive all defenses to the validity of the security interest created hereby or the consideration received therefor.

3. The sale, transfer, conveyance, disposition or agreement to do any of the foregoing with respect to the real estate (or any interest therein whether legal, equitable, contractual or beneficial) secured by this Trust Deed shall, without more and without notice, constitute a default of Mortgagor under this Trust Deed automatically and simultaneously making the outstanding principal balance of the Note, with all accrued and unpaid interest thereon, immediately due and payable. This provision is in addition to any and all other remedies of the legal Holder of the indebtedness secured hereby, provided by this instrument, the Note, law, or equity.

In witness whereof, Mortgagors have signed and sealed this Rider as of the date above before the Notary Public and per the acknowledgement set forth in Trust Deed.

 (SEAL)  
JAMES A. BAKER

 (SEAL)  
JEANNINE L. BAKER

85 173 242

45-31-33

UNIT NUMBER 19-C, IN CONSTELLATION CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1:

THE NORTH 50 FEET OF LOT 'B' IN BLOCK 1 IN THE CATHOLIC BISHOP OF CHICAGO SUBDIVISION OF LOT 13 IN BRONSON'S ADDITION TO CHICAGO IN THE EAST 1/2 OF THE NORTH EAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

ALSO

PARCEL 2:

THAT PART OF GROUND ADJOINING PARCEL 1 HEREIN, ON THE WEST, NORTH AND EAST THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH WEST CORNER OF THE NORTH 50 FEET OF LOT 'B' IN BLOCK 1 IN THE CATHOLIC BISHOP OF CHICAGO SUBDIVISION OF LOT 13 IN BRONSON'S ADDITION TO CHICAGO, HEREINAFTER REFERRED TO AS PARCEL 1; THENCE WEST ALONG THE SOUTH LINE OF SAID PARCEL 1 PROJECTED WEST A DISTANCE OF 22 FEET; THENCE NORTH PARALLEL TO THE WEST LINE OF SAID PARCEL 1 AND ALONG A LINE 22 FEET WEST OF SAID WEST LINE OF SAID PARCEL 1 A DISTANCE OF 70 FEET; THENCE EAST PARALLEL TO THE NORTH LINE OF SAID PARCEL 1 ALONG A LINE 20 FEET NORTH OF SAID NORTH LINE OF SAID PARCEL 1, A DISTANCE OF 161 FEET 11-1/4 INCHES, MORE OR LESS, TO A POINT 9 FEET EAST AND 20 FEET NORTH OF THE NORTH EAST CORNER OF SAID PARCEL 1; THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID PARCEL 1, AND ALONG THE CENTER LINE OF THE ALLEY BEING 9 FEET EAST OF SAID EAST LINE OF SAID PARCEL 1, A DISTANCE OF 70 FEET, MORE OR LESS, TO A POINT IN THE CENTER OF SAID ALLEY 9 FEET EAST OF THE SOUTH EAST CORNER OF SAID PARCEL 1; THENCE WEST 9 FEET TO THE SOUTH EAST CORNER OF PARCEL 1; THENCE NORTH ALONG THE EAST LINE OF PARCEL 1, 50 FEET; THENCE WEST ALONG THE NORTH LINE OF PARCEL 1, 131 FEET 11-1/4 INCHES; AND THENCE SOUTH ALONG THE WEST LINE OF PARCEL 1, 50 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT '2' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25101907, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS SET FORTH IN SAID DECLARATION, IN COOK COUNTY, ILLINOIS.

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