

UNOFFICIAL COPY

This Indenture, Made October 03, 1985, between Worth Bank and Trust
a corporation of Illinois, 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 August 19, 1975 and known as trust number

1609 herein referred to as "First Party," and EVERGREEN PLAZA BANK

an Illinois corporation herein referred to as TRUSTEE, witnesseth:

THAT, WHEREAS First Party has concurrently herewith executed an instalment note bearing even date herewith in the
PRINCIPAL SUM OF Ten Thousand Four Hundred Eighty Six and 39/100

DOLLARS,

made payable to BEARER EVERGREEN PLAZA BANK and delivered, in and by
which said Note the First Party promises to pay out of that portion of the trust estate subject to said Trust Agreement and hereinafter

specifically described, the said principal sum and interest on the balance of principal remaining from time to time unpaid at the
rate of 15.00 per cent per annum in monthly instalments

as follows: Two Hundred Forty Nine and 43/100----- DOLLARS

on the 5th day of November 19 85 and Two Hundred Forty Nine and 43/100----- DOLLARS

on the 5th 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 05th day of October

19 90. All such payments on account of the indebtedness evidenced 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 15.00 per cent per annum, and all of said principal and interest being made payable at such banking house or trust

company in EVERGREEN PARK

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 EVERGREEN PLAZA BANK

in said City.

NOW, THEREFORE, First Party 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 also in consideration of the sum of One Dollar in hand paid, the receipt
whereof is hereby acknowledged, does by these presents grant, remise, release, alien and convey unto the Trustee, its successors and

assigns, the following described Real Estate situate, lying and being in the

COUNTY OF

AND STATE OF ILLINOIS, to wit:

Lots 13 and 14 in Block 5 Frederick H. Bartlett's Second
Addition to Greater 79th Street subdivision of the South
East 1/4 of the South West 1/4 (except the West 166 feet
thereof) of Section 30, Township 38 North, Range 13, East
of the Third Principal Meridian, in Cook County, Illinois.

13.00

Property commonly known as 7842 South Newland, Burbank, Illinois 60459

COOK COUNTY, ILLINOIS
FILED FOR RECORD

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

TOGETHER with all improvements, tenements, encumbrances, fixtures, and appurtenances thereto belonging, and all rents, issues
and profits thereof for so long and during all such times as First Party, its successors or assigns 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

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Box _____

TRUST DEED

WORTH BANK AND TRUST

as Trustee
TO

Trustee

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WORTH BANK AND TRUST

6825 West 111th Street
WORTH, ILL.

CAI

The Instrument Note mentioned in the within
Trust Deed has been identified herewith under
Identification No. _____

Trustee

Property of Cook County Clerk's Office

STATE OF ILLINOIS
COUNTY OF COOK

I, _____ the undersigned
a Notary Public, in and for said County, do hereby certify, that
Joan E. Meyer, Asst. Cashier

of the Worth Bank and Trust, and

Jeannette Weinhardt, Asst. Cashier

of said Bank, who are personally known to me to be the same persons whose names are sub-
scribed to the foregoing instrument as such A.C. and A.C., respectively,
appeared before me this day in person and acknowledged that they signed and delivered the said
instrument as their own free and voluntary act and as the free and voluntary act of said Bank,
as Trustee as aforesaid, for the uses and purposes therein set forth; and the said A.C.
then and there acknowledged that _____ as custodian of the corporate seal of said Bank, did
affix the corporate seal of said Bank to said instrument as _____ own free and voluntary act
and as the free and voluntary act of said Bank as Trustee as aforesaid, for the uses and purposes
therein set forth.

GIVEN under my hand and notarial seal, this

9th

October

A.D. 19 85

Notary Public

Shirley H. G. G. G.

EVERGREEN PLAZA BANK
9640 SOUTH WESTERN AVENUE
EVERGREEN PARK 42, ILLINOIS

BOX 333-CA

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Box 333

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7. 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.

8. Trustee has no duty to examine the title, location, existence, or condition of the premises, nor shall Trustee be obligated to record 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 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.

9. 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 a certificate of identification purporting 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 on behalf of First Party; and where the release is requested of the original trustee and 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 on behalf of First Party.

10. 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 authorities as are herein given Trustee, and any Trustee or successor shall be entitled to reasonable compensation for all acts performed hereunder.

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THIS TRUST DEED is executed by the **Worth Bank and Trust** not personally but as Trustee as aforesaid, in the exercise of the power and authority conferred upon and vested in it as such Trustee (and said **Worth Bank and Trust** hereby warrants that it possesses full power and authority to execute this instrument), and it is expressly understood and agreed that nothing herein or in said note contained shall be construed as creating any liability on the said First Party or on said **Worth Bank and Trust** personally to pay the said note or any interest that may accrue thereon, or any indebtedness accruing hereunder, or to perform any covenant either express or implied herein contained, all such liability, if any, being expressly waived by Trustee and by every person now or hereafter claiming any right or security hereunder, and that so far as the First Party and its successors and said **Worth Bank and Trust** personally are concerned, the legal holder or holders of said note and the owner or owners of any indebtedness accruing hereunder shall look solely to the premises hereby conveyed for the payment thereof, by the enforcement of the lien hereby created, in the manner herein and in said note provided or by action to enforce the personal liability of the guarantor, if any.

IN WITNESS WHEREOF, **Worth Bank and Trust** not personally but as Trustee as aforesaid, has caused these presents to be signed by its **Asst. Cashier** and its corporate seal to be hereunto affixed and attested by its Assistant **Asst. Cashier** the day and year first above written.

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WORTH BANK AND TRUST w/t/a dtd.
8-19-75 and known as Trust No. 1609
As Trustee as aforesaid and not personally.

By *Joan E. Meyer*
FOODCROCK ASST. CASHIER
ATTEST *Janet W. Winkler*
Assistant **FOODCROCK** Cashier

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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, radiator beds, awnings, stores 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 First Party or its 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 purpose, and upon the uses and trusts herein set forth

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 repair, restore or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or be destroyed; (2) keep said premises in good condition and repair, without waste, and free from mechanics' or other liens or claims on the premises superior to the lien hereof; (3) pay when due any indebtedness which may be secured by a lien or charge or on the premises or to holders of the note; (4) complete within a reasonable time any building or building in process of erection or to holders of the note; (5) comply with all requirements of law or municipal ordinances with respect to the premises and the use thereof; (6) refrain from making material alterations in said premises except as required by law or municipal ordinance; (7) pay before any penalty attaches all general taxes, and pay special taxes, sewer charges, water charges, special assessments, and other charges against the premises when due, and upon written request to furnish to Trustee or to holders of the note duplicate receipts therefor; (8) pay in full under protest in the manner provided by statute, any tax or assessment which First Party may desire to contest; (9) keep all buildings and improvements now or hereafter situated on premises insured against loss or damage by fire, lightning or windstorm under policies providing for payment by the insurance companies of moneys sufficient to pay the cost of replacing or repairing the same or to pay in full the indebtedness secured hereby, all in compliance 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 to deliver all policies, including additional and renewal policies, to holders of the note, and in case of insurance about to expire, to deliver renewal policies not less than ten days prior to the respective dates of expiration; then Trustee or the holders of the note may, but need not, make any payment or perform any act heretofore set forth 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 contest any tax lien or other prior lien or title or claim thereon, or redeem from any tax sale or forfeiture a feeing 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 mortgage premises and the lien hereof, plus reasonable compensation to Trustee for each matter concerning which action he is 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 eight per cent per annum, fraction of this paragraph.
2. 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 thereon.
3. At the option of the holders of the note and without notice to First Party, its successors or assigns, 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) in the event of the failure of First Party or its successors or assigns to do any of the things specifically set forth in paragraph one hereof and such default shall continue for three days, said option to be exercised at any time after the expiration of said three day period.
4. 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, legal costs, outlays for documentary and expert evidence, stampers' 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, guarantees 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 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 the rate of eight per cent per annum, which is 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.
5. 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 First Party, its legal representatives or assigns, as their rights may appear.
6. 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 at the time of application for such receiver, of the person or persons, if any, liable for the payment of the indebtedness secured hereby, 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 First Party, its successors or assigns, or any 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: (1) 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; (2) the deficiency in case of a sale and deficiency.