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COOK COUNTY RECORDER

THIS INDENTURE, Made November 17, 1986, between STANDARD BANK AND TRUST COMPANY, an Illinois Corporation, not personally but as Trustee under the provisions of a Deed or Deeds in trust duly recorded and delivered to said Company in pursuance of a Trust Agreement dated June 9, 1981 and known as trust number 7514, herein referred to as "First Party," and CHICAGO TITLE AND TRUST COMPANY, an Illinois Corporation herein referred to as TRUSTEE, witnesseth:

THAT, WHEREAS First Party has concurrently herewith executed an installment note bearing even date herewith in the Principal Sum of ONE MILLION SIX HUNDRED FIFTY THOUSAND AND NO/100 (\$1,650,000.00) DOLLARS, made payable to BEARER 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 from the date hereof on the balance of principal remaining from time to time unpaid at the rate of 12.0% per cent per annum in installments as follows:

Interest only from the date hereof to the 1st day of December, 1986 on said date and thereafter in constant monthly payments of \$17,379.00 on the 1st 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 1st day December, 2011. 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 installment unless paid when due shall bear interest at the rate of thirteen (13%) per cent per annum, and all of said principal and interest being made payable at such banking house or trust company in Chicago, 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 THE UNION LABOR LIFE INSURANCE COMPANY, Washington, D.C.

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 Cook, and State of Illinois, to wit:

Lots 1 & 2 in Crestwood Courts, a Subdivision of part of the Northwest 1/4 of Section 3, Township 36 North, Range 13, East of the third principal Meridian, in Cook County, Illinois.

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

TOGETHER with all improvements, easements, 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 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),

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.

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11/11/2014

OFFICE OF THE CLERK OF COOK COUNTY
111 N. LAUREL STREET, 11TH FLOOR
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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.

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 mechanic's or other liens or claims for lien not expressly subordinated to the lien hereof; (3) 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 notes; (4) complete within a reasonable time any building or buildings now or at any time in process of erection upon said premises; (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, special assessments, water charges, sewer service charges, 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 said premises insured against loss or damage by fire, lightning or windstorm under policies providing for payment by the insurance companies or 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 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 hereinbefore 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 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 the rate of 17.5% per cent per annum. Inaction of Trustee or holders of the note shall never be considered as a waiver of any right accruing to them on account of any of the provisions 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 thereof.

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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, appraiser's 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, guarantee 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 the rate of seventeen per cent per annum, 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.

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 overplus to First Party, its legal representative 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, except for the intervention of such receiver, would be entitled to collect such rents, issues and

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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: (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.

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

11. At all times during the term of this Trust Deed, the First Party, by and through its beneficiaries, shall carry or cause to be carried and delivered to the holder of the note:

A. Paid up insurance policies insuring the improvements from time to time constituting a part of the premises herein conveyed against loss or damage by fire, theft, vandalism, malicious mischief and those risks included in the broad form "extended coverage" as permitted in the State of Illinois and if the subject premise or any part thereof are leased, rental insurance, during the term or terms of any such lease or leases, in an amount equal to not less than nine (9) months cash rental under such lease or leases plus the operating costs under the lease or leases and the Lessee's or Lessees' annual liability for taxes and insurance as provided in the lease or leases.

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B. All such insurance policies shall at all times be in an amount at least equal to \$1,650,000.00 and shall contain an eighty per cent (80%) co-insurance clause; be in form and substance and with companies acceptable to the holder or holders of the note secured hereby; bearing a non-contributory first mortgage endorsement in favor of the holder of the note, or the Trustee herein, as their interest may appear; be deposited with the holder of the note along with renewals and replacements thereof, with premiums paid. Every such policy shall contain an agreement by the insurer thereof that such policy shall not be cancelled without at least ten (10) days prior written notice to the holder of the note, or the Trustee herein, pursuant to the loss payable clause.

C. In case of loss or damage the proceeds of claims under said casualty policies pertaining to the demised premises shall be paid to the holder of the note or to the Trustees herein for the following uses:

(i) If the proceeds (together with the proceeds of other insurance available, if any) are sufficient to pay all indebtedness secured by this Trust Deed, then, at the option of the holder of the note, the proceeds shall either:

(a) be applied to the indebtedness secured herein and the balance, if any, paid to the First Party, or

(b) be used in repairing or restoring the demised premises, and the balance, if any, applied against such indebtedness.

(ii) If the proceeds are not sufficient to pay off all such indebtedness, then the proceeds shall first be used in repairing or restoring the demised premises, and the balance, if any, applied to such indebtedness.

(iii) Proceeds of rental insurance shall be paid to the holder of the note for use in paying amounts which become due under the note and this Trust Deed, with the balance, if any, to be used by First Party for the operation or repair of the demised premises.

(iv) Notwithstanding any other provision of this Trust Deed or the note secured hereby, no application of insurance proceeds to the indebtedness shall result in a prepayment premium being charged.

12. At all times until the lien of this Trust Deed is released First Party, by and through its beneficiaries, shall:

A. Furnish to the holder of the note within ninety (90) days after the close of each fiscal year of the operation of the demised premises, annual operating statements, in form and detail satisfactory to the holder of the note, either prepared by a certified public accountant acceptable to the holder of the note or certified by an affidavit of the beneficiaries of the First Party;

B. Not permit or accept any prepayment of rent for more than thirty days under any lease of the demised premises without the prior written consent of the holder of the note and further agrees to give notice to each tenant of the terms of this provision;

C. Cause to be performed all obligations of the Lessor under any and all leases of all or any portion of the demised premises;

D. Not permit any lien junior to the lien hereof to attach to or remain on the demised premises as a result of borrowing by the First Party or any other person or entity without the prior written consent of the Holder of the Note secured hereby.

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E. Provide that any furniture or furnishings owned or provided by First Party, or its beneficiaries which are, at any time, used in the operation of the demised premises, shall be constituted part of the security for said loan and shall be deemed part of the premises herein conveyed, and shall be free of liens prior or superior to the holder of the note's first lien thereon.

13. A. The First Party, by and through its beneficiaries, agrees to deposit with the holder of the note, or such other person or entity designated by said holder (the holder of the note or such other party so designated herein being referred to as "Holder") in a written notice to first Party, or its beneficiaries, on the first day of each month an amount sufficient in the opinion of the Holder to create and maintain an adequate reserve fund from which to pay all taxes, assessments and other charges involving the demised premises as they become due and all insurance premiums for policies described herein. Such fund shall be held by the Holder for the use described in this paragraph only, and shall be held without liability for the payment of interest thereon. The First Party, or its beneficiaries, shall deliver to the Holder all bills for such taxes, assessments or other charges received by the First Party or its beneficiaries.

The Holder, upon receipt of the bills, shall pay from such fund taxes, assessments, other charges and all insurance premiums as they become due. In the event that paid bills are delivered to the Holder, then the Holder agrees to reimburse the party or parties providing said paid bills. The Holder shall not be required to determine the accuracy of any bills or the validity of any such taxes, assessments or charges so long as the tenant under the lease, or tenant under any other approved lease containing similar provisions, shall comply with the provision of this paragraph 13 by making such deposits with the Holder. Such deposits shall be held and disbursed pursuant hereto and the First Party shall be deemed to have complied with the provisions hereof.

B. To the extent that the deposits described in paragraph A above are insufficient to pay the taxes, assessments and other charges described therein, the First Party or its beneficiaries, shall pay before penalties accrue all taxes, assessments and other charges involving the demised premises and deliver to the Holder at least ten (10) days prior to the due date thereof receipts evidencing payment of such items. If a law is enacted deducting mortgage liens from the value of Illinois land for the purpose of real estate taxes which has the effect of requiring the Holder to pay any real estate taxes which has the effect of requiring the Holder to pay any real estate taxes or the equivalent thereof in respect of the demised premises, then, unless First Party or its beneficiaries pays such tax or such portion thereof or reimburses Holder for any payment it may make within thirty (30) days following written request therefor from the Holder, a default in the note and this Trust Deed securing same shall have occurred.

C. Notwithstanding anything to the contrary contained in subparagraphs A and B above, the First Party shall be deemed to be in compliance therewith for any taxes, assessments or other charges involving the demised premises which are being contested by the First Party, or are being contested by the tenant in accordance with the provisions of a lease of the demised premises; it being understood that for this purpose the Holder shall be entitled to exercise all rights of the landlord that may be designated in such provisions in any such lease.

14. In the event the demised premises, including the real estate, improvements and chattels thereon, shall be hereafter encumbered, sold or alienated without the prior written approval of the holder of the note secured hereby, which approval shall not be unreasonably withheld, then and in any such event, the holder of said note may at its option and without notice declare the entire unpaid principal balance to be immediately due and payable. In order to obtain such approval at least sixty (60) days prior notice of any contemplated sale of the demised premises or transfer of any beneficial interest in the First Party, shall be furnished the holder of the note, which notice shall include the names and addresses of the prospective purchasers, the purchase price and such pertinent data concerning the prospective purchasers as is available to the First Party or its beneficiaries. Holder may conditional approval on a change in the rate of interest, the term of the mortgage, payment of a fee or other change in the documentation.

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15. A default in payment of any indebtedness due the Holder of the note secured hereby by the beneficiaries of the First Party shall also constitute a default under the Note secured hereby.

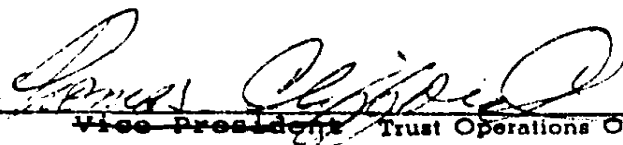
16. In addition to the payment of principal and interest as set forth in the Note secured hereby, First Party shall pay as additional compensation annually a sum equal to two (2%) per cent of the audited gross basic rental income from the operation of the premises conveyed hereunder, said payment to be made within sixty (60) days after the close of the fiscal year. In determining gross basic rental income, payments received by First Party for increases under the terms of the leases in operating expenses and property tax escalation shall be excluded. The Holder of the Note shall have the right to examine the books and records of First Party to verify the computation of the payment required hereunder, the expense of which shall be borne by the Holder of the Note unless an error in excess of two (2%) per cent is discovered in which event the expense of the examination shall be borne by First Party. In no event, however, shall the effective rate of interest exceed that prohibited by law.

THIS TRUST DEED is executed by the HERITAGE STANDARD BANK AND TRUST COMPANY, 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 Bank, 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 Chicago Title and Trust Company 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 Chicago Title and Trust Company 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, HERITAGE STANDARD BANK AND TRUST COMPANY, not personally but as Trustee as aforesaid, has caused these presents to be signed by its Vice-President, and its corporate seal to be hereunto affixed and attested by its Assistant Secretary, the day and year first above written.

HERITAGE STANDARD BANK AND
TRUST COMPANY, as Trustee

By



~~Vice President~~ Trust Operations Officer

ATTEST:


Assistant Secretary

715390

Chicago Title + Trust
John A O'Leary Asst. V.P

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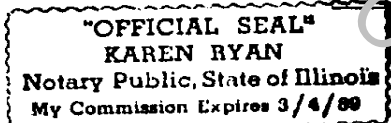
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STATE OF ILLINOIS)
COUNTY OF COOK) ss.:

I, Karen Ryan, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that Thomas Clifford Trust Operations Officer, ~~Trust Operations Officer~~ of the HERITAGE STANDARD BANK AND TRUST COMPANY and Patricia Brunkin, Assistant Secretary of said Company, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as ~~Trust Operations Officer~~ and Assistant Secretary, 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 Company, as Trustee as aforesaid for the uses and purposes therein set forth; and the said Assistant Secretary then and there acknowledged that said Assistant Secretary, as custodian of the corporate seal of said Company, did affix the corporate seal of said Company to said instrument as said Assistant Secretary's own free and voluntary act and as the free and voluntary act of said Company, as Trustee as aforesaid, for the uses and purposes therein set forth.

Given under my hand and Notarial seal this 19th day of November, 1986.



Karen Ryan
Notary Public

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