

This Indenture, Made December 23 1986, between MELROSE PARK NATIONAL BANK, a National 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 March 18, 1985 and known as trust number 5716 herein referred to as "First Party," and Melrose Park Bank and Trust

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 One Hundred forty thousand two hundred seventy-four and 51/100 (\$140,274.51)

made payable to the order of ~~MELROSE PARK~~ Illinois Regional Bank N.A., Elmhurst 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 # per cent per annum in instalments as follows:

~~XXXXXX XXXXXX XXXXXX~~ ~~XXXXXX~~ ~~XXXXXXXXXX~~ ~~XXXXXXXX~~

that the final payment of principal and interest, if not sooner paid, shall be due on the 30th day of June 1987, 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 ** per cent per annum,*

The instalments as follows: ----- DOLLARS

on the day of 19, and DOLLARS

on the day of each

thereafter to and including the day of 19, with a final payment

of the balance due on the day of 19 together with interest

on the principal balance from time to time unpaid at the rate of per cent per annum, payable

with and at the time for, and in addition to each of the said principal instalments, provided that each of said instalments of principal shall bear interest after maturity at the rate of per cent per annum;†

and all of said principal and interest being made payable at such place in Elmhurst Illinois, as the holder or holders of the note may, from time to time, in writing appoint, and in absence of such appointment, then at the office of in said State of Illinois;

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:

see attached

COOK COUNTY CLERK'S OFFICE 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, 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), screens, window shades, storm doors and windows, floor coverings, in-a-door 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 in the premises by First Party or its successors or assigns shall be considered as constituting part of the real estate.

NOTE: If interest is payable in addition to stated instalments, strike out from * to *.

If stated instalments include interest, strike out from † to †.

Secretary of said Bank, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice President and ASST. 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 Bank as Trustee as aforesaid, for the uses and purposes therein set forth; and the said ASST. Secretary then and there acknowledged that he/she is custodian of the corporate seal of said Bank, did affix the corporate seal of said Bank to said instrument as his/her 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 day of February, 1987. Notary Public

* Illinois Regional Bank N.A., Elmhurst floating Reference Rate plus 1.5% P.A. ** Illinois Regional Bank N.A., Elmhurst floating Reference Rate plus 3.0% P.A.

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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 time when First Party, its successors or assigns, 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: (1) The indebtedness secured hereby, or by any decree for 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.

THIS TRUST DEED is executed by MELROSE PARK NATIONAL BANK, 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 MELROSE PARK NATIONAL 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 MELROSE PARK NATIONAL BANK personally to pay the principal or any interest that may accrue thereon, or any indebtedness accruing hereunder, or to performing any covenant either express or implied herein contained, all such liability, if any, being expressly waived by the said First Party and by every person now or hereafter claiming any right or security hereunder, and the said First Party and its successors and said MELROSE PARK NATIONAL BANK personally are concerned only as guarantors of the said note and the owner or owners of any indebtedness accruing hereunder, and the said First Party and its successors and said MELROSE PARK NATIONAL BANK are concerned solely 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, said party has caused its corporate seal to be hereunto affixed and has caused its name to be signed to these presents by its _____ Assistant Secretary, the day and year first above written.

Executed and delivered by its individual capacity, for the purpose of binding the bank, press condition anything personal liability or responsibility AS TO TRUST, by virtue hereof all expressly waived and released by, through or under them

MELROSE PARK BANK & TRUST
 as Trustee, as aforesaid, and not personally
 formerly, Melrose Park National Bank
 by Barbara J. Karg Vice President
Joanna M. Plevitz Assistant Secretary

STATE OF ILLINOIS }
 COUNTY OF COOK }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, THAT Barbara J. Karg Vice

President of MELROSE PARK BANK & TRUST, An Illinois Corporation and Joanna M. Plevitz Assistant

Secretary of said Bank, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice President 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 Bank as Trustee as aforesaid, for the uses and purposes therein set forth; and the said Assistant Secretary then and there acknowledged that he/she as custodian of the corporate seal of said Bank, did affix the corporate seal of said Bank in said instrument as his/her 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 day of February A.D. 1987

Elizabeth Gordon
 Notary Public

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TO HAVE AND TO HOLD the premises unto said Trustee, its successors and assigns, forever, for the purposes, and upon the uses and trust 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 destroyed; (2) keep said premises in good condition and repair, without waste, and free from mechanical 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 note; (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 official ordinance; (7) pay before any generaly 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 fire or damage by fire, lightning or windstorm under policies providing for payment by the insurance companies of monies 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, and in case of loss or damage, to Trustee for the benefit of the holders of the note, until 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, commission or settle any tax lien or other prior lien or title or claim thereof, or redeem from any tax sale or foreclosure 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 attorney's fees, and any other moneys advanced by Trustee or the holders of the note to protect the mortgage and premises and the lien hereof, plus reasonable commissions and attorney's fees, shall 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 Five per cent per annum. Inaction of Trustee or holders of the note shall never be considered as a waiver of any rights 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 produced 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, lien or title or claim thereof.
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 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 attorney's fees, Trustee's fees, appraiser's fees, outlays for documentary and export evidence, stenographers' charges, publication costs and costs (which may be estimated as to items to be expended after entry of the decree) or procuring all such abstracts of title, title searches and examinations, guarantee policies, Torrens certificates, and similar data and assurances with respect to the Trustee or holders of the note may be deemed to be reasonably necessary to procure such title 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 Five 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 proceeding, 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 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.

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PARCEL 1:

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That part of the North West 1/4 of Section 17, Township 41 North, Range 12, East of the Third Principal Meridian described as follows: Commencing at the North West corner of said Section 17, thence South along the West line of said Section 17 a distance of 1408.12 feet to the Northerly line of the right of way of the Chicago and North Western Railway (being the intersection of the Southerly line of the North West Highway), thence South Easterly at an angle of 121 degrees 4 minutes from North to South East) along the Northerly line of said right of way of the Chicago and North Western Railway, a distance of 637.7 feet for a point of beginning, thence South Easterly along a curved line bearing South (being the South Southerly line of the North West Highway) a distance of 561.2 feet, thence Easterly along said South line of the North West Highway a distance of 140 feet, thence South Easterly along a line which forms an angle of 3 degrees 0 minutes to the right with the last described course a distance of 93.7 feet to a point, thence South Easterly along a line which forms an angle to the right of 16 degrees 40 minutes with the last described course for a distance of 95.5 feet to a point thence South Easterly along a line which forms an angle to the left of 5 degrees 30 minutes with the last described course for a distance of 96.2 feet to a point, thence South Easterly along a line which forms an angle to the right of 11 degrees 35 minutes with the last described course for a distance of 100.4 feet to a point which is the intersection with the last described course and the Chicago and North Western Railway right of way, thence Westerly on a curve convex to the South having a radius of 666.8 feet a distance of 98.65 feet more or less to its intersection of the Northerly line of the right of way of the Chicago and North Western Railway at a point 498.5 feet South Easterly of the point of beginning, thence North Westerly along said Northerly line of the right of way of the Chicago and North Western Railway a distance of 498.5 feet to the point of beginning in Cook County, Illinois except that part of the North West 1/4 of Section 17 being a part of lot "A" in Benjamin Consolidation of part of the East 1/2 of the North East 1/4 of Section 18, and part of the North West 1/4 of Section 17 all in Township 41 North, Range 12, East of the Third Principal Meridian as recorded April 7, 1922 as Document Number 7455426 which lies Southerly and South Westerly of the Southerly and South Westerly right of way lines of the North West Highway as dedicated by Document Number 9677505 and recorded June 8, 1927 in Book 250 of plats, pages 42 to 45 in Cook County, Illinois and lying Easterly of a line drawn from a point on the Southerly curved line of said Lot "A" which is convex to the South, having a radius of 666.80 feet said point being 98.65 feet arc distance South Easterly of the point of curve and said point also being a distance of 259.90 feet North Westerly of (measured at right angles to) the center line between the 2 tracks of the Chicago and North Western Railway (Proviso-Techumey line) to a point in the Southerly right of way line of said North West Highway which is a distance of 344.50 feet North Westerly of (measured at right angles to) the center line between the 2 tracks of the aforesaid railway a distance of 146.78 feet, in Cook County, Illinois.

PARCEL 2:

That part of the North West 1/4 of Section 17, being a part of lot "A" in Benjamin Consolidation of part of the East 1/2 of the North East 1/4 of Section 18, and part of the North West 1/4 of Section 17, Township 41 North, Range 12, East of the Third Principal Meridian, as recorded April 7, 1922, as Document Number 7455426, which lies Southerly and Southwesterly of the Southerly and Southwesterly right of way line of the North West Highway as dedicated by Document Number 9677505 and recorded June 8, 1927, in Book 250 of plats, pages 42 to 45, and lying Easterly of a line drawn from a point on the Southerly curved line of said Lot "A" which is convex to the South having a radius of 666.8 feet, said point being an arc distance of 98.65 feet Southeastly of the point of curve and said point also being a distance of 259.9 feet Northwestly of (measured at right angles to) the center line between the 2 tracks of the Chicago and North Western Railway (Proviso-Techumey line), to a point in the Southerly right of way line of said North West Highway which is a distance of 344.5 feet Northwestly of (measured at right angles to) the center line between the 2 tracks of the aforesaid railway, a distance of 146.78 feet (and lying Northwestly of a line drawn 250 feet (measured at right angles to) and parallel with the center line between the 2 tracks of the aforesaid railway), in Cook County, Illinois.

✓ P.I.N. 09-17-102-005
 P.I.N. 09-17-102-007 ✓

✓ Address:
 1001 North West Highway
 Sksplaine, IL

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