

This Indenture, Made April 12, 1989, between Standard Bank and Trust Company of Hickory Hills 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 April 6, 1989 and known as trust number 37 herein referred to as "First Party," and CHICAGO TITLE & TRUST COMPANY

14<sup>00</sup>

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 FORTY FIVE THOUSAND (\$45,000.00) DOLLARS and 00/100----- DOLLARS,

made payable to HAROLD JOHNSON and FRANCES JOHNSON 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 11.5 per cent per annum in monthly instalments as follows: Nine hundred Eighty Nine and 67/100----- (\$989.67)----- DOLLARS on the 12th day of June 19 89 and Nine Hundred Eighty Nine and 67/100 DOLLARS on the 12th 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 12th day of May 19 94. 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 eight 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 HAROLD JOHNSON 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 Cook COUNTY OF AND STATE OF ILLINOIS, to wit:

Lot 15 in Block 9 in Frederick H. Bartlett's Wentworth Avenue and 95th Street Subdivision in the South East 1/4 of Section 4, Township 37 North, Range 14, East of the Third Principal Meridian, (except that part lying South of a Line 54 feet North of and parallel with the South line of Section 4) in Cook County, Illinois.

COOK COUNTY, ILLINOIS  
RECORDED  
1989 APR 13 PM 1:43 89162361

2504-414-016

56 W. 95th ST.  
Chicago, IL  
60619

78 91 0047  
647907

89162361

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

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BOX 333 - GG

Box

TRUST DEED

STANDARD BANK AND TRUST COMPANY  
OF HICKORY HILLS  
as Trustee  
TO

Trustee

STANDARD BANK AND TRUST COMPANY  
OF HICKORY HILLS  
800 West 95th Street  
Hickory Hills, IL

*Handwritten signatures and notes:*  
April 10, 1989  
Dorothy L. Borischneger  
James T. Martin, Jr.  
Deborah A. Garon

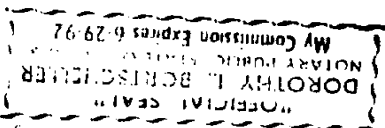
The Instrument Note mentioned in the within  
Trust Deed has been identified herewith under

Identification No. 7288117

*Handwritten:* L. Trustee

Trustee

Property of Cook County Clerk's Office



Notary Public

I, the undersigned  
a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that  
Deborah A. Garon - Asst. Trust Officer  
James T. Martin, Jr. - Trust Officer, Mgr.  
of the Standard Bank and Trust Company of Hickory Hills, and  
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 ATO and TOM, 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  
TOM then and there acknowledged that he, as custodian of the corporate seal  
of said Bank, did affix the corporate seal of said Bank to said instrument as his  
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 12th day of April, A.D. 1989

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STATE OF ILLINOIS }  
COUNTY OF COOK }

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which may be necessary or advisable 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.

PROPERTY OF COOK COUNTY CLERK'S OFFICE

89162361

THIS TRUST DEED is executed by the STANDARD BANK AND TRUST COMPANY OF HICKORY HILLS 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 STANDARD BANK AND TRUST COMPANY OF HICKORY HILLS 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 STANDARD BANK AND TRUST COMPANY OF HICKORY HILLS 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 STANDARD BANK AND TRUST COMPANY OF HICKORY HILLS 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, STANDARD BANK AND TRUST COMPANY OF HICKORY HILLS, not personally but as Trustee as aforesaid, has caused these presents to be signed by its Assistant Trust Officer and its corporate seal to be hereunto affixed and attested by its Trust Oper. Mgr. the day and year first above written.

STANDARD BANK AND TRUST COMPANY OF HICKORY HILLS

As Trustee as aforesaid and not personally.

BY *Deborah A. Garbon* Trust Officer

ATTEST *James M. Martin, Jr.* Trust Oper. Mgr.

# UNOFFICIAL COPY

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 profits, and all other powers

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 representatives or assigns, as their rights may appear.

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 or documentary and expert evidence, stenographers' charges, publication costs and costs which may be estimated as to items to be repaid after entry of the decree of foreclosure, 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 the true condition of the note or to 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 payable, with interest thereon at the rate of eight per cent per annum, when paid or incurred by Trustee or holders of the note in connection with (a) any proceedings, including probate and bankruptcy proceedings, in 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) preparation of any suit for the foreclosure hereof after accrual of such right to foreclose whether or not actually commenced, or (c) preparation for the defense of any threatened suit or proceeding which might affect the premises or the security hereof, whether or not actually commenced.

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.

2 The Trustee or the holders of the note hereby agreed making any payment authorized relating to taxes or assessments, may do so according to any bill, statement or estimate or into the value of any tax, assessment, sale, forfeiture, tax lien or title or claim thereof.

1. That the indebtedness aforesaid shall be fully paid, and in case of the failure of First Party, its successors or assigns for: (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 for lien or express subordination 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 holders of the note; (4) keep said premises in good condition and repair, without waste, and free from mechanics' or other liens or claims for lien or express subordination to the lien hereof; (5) pay when due any indebtedness which may be secured by a lien or charge on the premises superior to the lien hereof; (6) keep said premises in good condition and repair, without waste, and free from mechanics' or other liens or claims for lien or express subordination to the lien hereof; (7) pay when due any indebtedness which may be secured by a lien or charge on the premises superior to the lien hereof; (8) pay when due 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 repairing or rebuilding the same or to pay in full the indebtedness secured hereby; all in companies satisfactory to the holders of the note; and maintain 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 renewal policies not less than ten days prior to the respective date 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 eight per cent per annum. Fraction 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.

## IT IS FURTHER UNDERSTOOD AND AGREED THAT:

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.

them 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, 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.

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