

TRUST DEED

UNOFFICIAL COPY

HERITAGE GLENWOOD BANK  
18301 S. Halsted Street  
Glenwood, Illinois 60435

19 2:32

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(THE ABOVE SPACE FOR RECODERS USE ONLY)

THIS INDEBTURE, made June 30, 1989, between Gary A. Peter and Karen L. Peter, his wife

, herein referred to as "Mortgagors", and

HERITAGE GLENWOOD BANK

an Illinois corporation doing business in Glenwood, Illinois herein referred to as Trustee, witnesseth:  
THAT, WHEREAS the Mortgagors are justly indebted to the legal holder or holders of the Instalment Note hereinabove described,  
said legal holder or holders being herein referred to as Holders of this Note, in principal sum of \$1,000,000.00  
ONE MILLION AND NO/100 ----- Dollars,  
evidenced by one certain Instalment Note of the Mortgagors of even date herewith, made payable to BEXHEN

HERITAGE GLENWOOD BANK

and delivered, in and by which said Note the Mortgagors promise to pay the said principal and interest on the balance of  
principal remaining from time to time unpaid at the rate of \* percent per annum by instalments as follows:

ALL ACCRUED INTEREST ON THE PRINCIPAL BALANCE OUTSTANDING

BEHINDS ON THE 30th day of July 1989 AND ALL ACCRUED INTEREST ON THE PRINCIPAL  
BALANCE OUTSTANDING

BEHINDS ON THE 30th day of each Month thereafter until said note is fully paid except the final payment of principal and  
interest, if not sooner paid, shall be due on the 30th day of June 1990. 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 \*\* percent per  
annum, and all of said principal and interest being made payable at such banking house or trust company in

Glenwood, 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 HERITAGE GLENWOOD BANK in said City, Glenwood, Illinois

NOW, THEREFORE, the Mortgagors to secure 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 their estate, right, title and  
interest therein, situate, lying and being in the COUNTY OF COOK  
AND STATE OF ILLINOIS,  
to wit:

\* Mortgage Glenwood Bank Rate plus 1.12%, Floating

\*\* 7% above the rate in effect before maturity or default occurred  
and for additional provisions  
See Rider for legal description attached hereto and made a part hereof.

13.00

This instrument prepared by:

Heritage Glenwood Bank/ JoAnn Enevoldsen  
18301 S. Halsted St., Glenwood, IL

P.L.T. 04-20-201-004

which, with the property hereinabove described, is referred to herein as the "premises." 2750 Chicago, Glenview, IL

TOGETHER WITH all improvements,添附物, fixtures, appurtenances thereto belonging, and all rents, issues and profits  
thereon for so long and during all such times as Mortgagors may be entitled thereto (which are plumb, ordinary and on a party with and 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 (i) unit restricting the foregoing), screens,  
window shades, storm doors and windows, floor coverings, indoor bats; awnings, shades 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 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 number, and upon the uses 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 conditions and provisions appearing on this page and on page two (the reverse side hereof) 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 of \_\_\_\_\_ and seal of \_\_\_\_\_ of Mortgagors the day and year first above written.

X  
Gary A. Peter  
SSN 333-54-2408

(SEAL)

X  
Karen L. Peter  
SSN 331-42-7070

(SEAL)

STATE OF ILLINOIS  
County of Cook } ss.

I, Barbara Kubala Wiski, a Notary Public in and for and residing in said County, in the State aforesaid, do hereby certify that  
Barbara A. Peter and Karen L. Peter  
who are personally known to me to be the same persons whose name is 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 true and voluntary act, for the uses and  
purposes herein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and Notarial Seal this 7 day of July, A.D. 1989.



Barbara Kubala Wiski

Notary Public

# UNOFFICIAL COPY

1. Mortgagors shall (a) promptly, upon default or otherwise, repair or replace or improve any building now or hereafter on the premises which may become damaged or be destroyed; (b) keep said buildings in good condition and repair, at all times, and the work, mechanic's or other liens or claims (or those not expressly subordinated to the note itself); (c) pay when due any indebtedness which may be accrued by a lessor or charge on the premises complete within a reasonable time any building or buildings now or at any time in process of erection upon said premises; (d) comply with all requirements of law or municipal ordinances with respect to the premises and the use thereof; (e) make no material alterations in said premises except as required by law or municipal ordinance.

2. Mortgagors shall be liable for the payment of all general real estate taxes and shall deposit or cause to be deposited with the Trustee named in this Trust Deed or with the legal holder of the note referred to herein on the first day of each and every month during the term of said loan a sum equal to one-twelfth of the estimated general real estate taxes next accruing against said premises computed on the amount of the last ascertainable real estate taxes. Mortgagors shall pay special taxes, special assessment water charges, sewer charges and other charges against the premises when due and shall upon written request furnish to Trustee or to holders of the note referred to herein duplicate receipts therefor.

3. Mortgagors shall cause all buildings and improvements now or hereafter situated on said premises to be insured against loss or damage by fire, lightning or windstorm under policies providing for payment by the insurance companies of money 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 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. Mortgagors shall deposit with the Trustee an amount equivalent to one-twelfth of the annual insurance premiums on the first day of each and every month during the term of said loan. The amounts deposited under the real estate tax reserve and insurance reserve referred to in paragraphs two and three hereto shall be held by the Trustee or the legal holder of the note as and for a Banking Fund to be used by the Trustee or the legal holder of the note to pay the general real estate taxes levied against said premises and insurance premiums as and when the same become due and payable.

4. In case of fraud or dishonesty, Trustee or the holders of the note may, but need not, make any payment or perform any act hereinabove required of Mortgagors in any form and manner deemed expedient, and may, but need not, make full or partial payments of principal or interest on prior circumstances, if any, and purchase, discharge, compromise or settle any tax, lien or other prior lien or title or claim thereto, or redeem from any tax sale or foreclosure affecting said premises or contest any tax or assessment. All money paid for any of the purposes herein authorized and all expenses paid or incurred in connection therewith, including attorney's fees, and any other money advanced by Trustee or the holders of the note to protect the mortgaged premises and the less thereof, 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 seven per cent per annum. Inaction of Trustee or holders of the note shall never be considered as a waiver of any right according 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 given 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 thereto.

6. Mortgagors shall pay each item of indebtedness herein mentioned, both principal and interest, when due according to the terms hereof. At 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 instalment 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. Any deficiency in the amount of any monthly payment shall constitute an event of default and the Trustee or the holders of the note secured hereby shall collect a "late charge" on each payment more than fifteen days in arrears to cover the extra expense involved in handling delinquent payments.

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 attorney's fees, Trustee's fees, appraiser's fees, outlays for court costs 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, insurance policies, title certificates, and similar data and documents with respect to title as Trustee or holders of the note may deem to be reasonably necessary still 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 seven 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 thereby secured; or (b) preparations for the commencement of any suit for the foreclosure hereof after a receipt 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 herein, 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 amounts to Mortgagors, their heirs, legal representatives or assigns, as their rights may appear.

9. Upon, or at any time after the filing of a suit to foreclose this trust deed, the court in which such suit is filed may appoint a receiver of said premises. Such appointment may be made either before or after sale, without regard to the insolvency or insolvent 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 have been 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 these 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: (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.

10. No action for the enforcement of the lien or of any provision shall be subject to any defense which could not be given and available to the party intervening same in an action at law upon the note hereinafter 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, 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 for failure to do 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 indemnity satisfactory to it before exercising any power herein given.

13. Trustee shall release this trust deed and the lien hereunder 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 in and at the request of any person who shall, either before or after maturity hereof, produce and exhibit to Trustee the note representing that all indebtedness hereby secured has been paid, which representation Trustee may accept at face 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 by the persons herein designated as the makers hereof; and where the release is requested of the original trustee and it has never executed a certificate, or any instrument identifying same as the note described herein, it may accept as the genuine note herein described any note which may be produced 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 Register 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 or Register of titles of the county in which the instrument is recorded 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 Successor or successor shall be entitled to reasonable compensation for all acts performed hereunder.

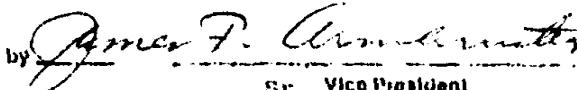
15. This trust deed and all provisions hereof, shall extend to and be binding upon Mortgagors and all persons claiming under or through Mortgagors; and the word "Mortgagors" when used herein shall include all such persons and all persons liable for the payment of the indebtedness of any part thereof, whether or not such persons shall have executed the note or this trust deed.

16. In the event of the sale or transfer of the title to the premises described herein, the holder of the note secured hereby may at its option declare the entire amount of the indebtedness to be immediately due and payable.

## IMPORTANT

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

The Installment Note mentioned in the within Trust Deed has been identified herewith under Identification No. 89-06-30-B

by   
James F. Arnemann  
Sr. Vice President

D	NAME	HERITAGE GREENWOOD BANK
E	STREET	10301 S. Halsted Street
L		Glenwood, Illinois 60425
V	CITY	Attn: Janet Barnes
E		
A		
Y		
INSTRUCTIONS		ON

FOR RECODERS INDEX PURPOSES  
INSERT STREET ADDRESS OF ABOVE  
DESCRIBED PROPERTY HERE

2760 Charlie  
Glenview, Illinois

# UNOFFICIAL COPY

3 9 3 0 0 9 7 3

## RIDER

2750 Charlie, Glenview, Illinois

LOT 9 IN SEMAR SUBDIVISION BEING A SUBDIVISION IN THE NORTHEAST  
1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD  
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS  
P.I.N. #04-20-201-004

Property of Cook County Clerk's Office

This mortgage secures a revolving credit indebtedness. Pursuant to the provisions of Illinois Revised Statutes Chapter 17, Paragraph 312.2, Section 5c, this mortgage secures any existing indebtedness and also secures future advances, not to exceed the principal sum of the note, to the same extent as if such future advances were made on the date of the execution of such mortgage or deed of trust, although there may be no advance made at the time of execution of such mortgage or other instrument, and although there may be no indebtedness outstanding at the time any advance is made.

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