

The principal sum and interest to be payable in installments as follows: \$858.62 on the 1st day of DECEMBER, 1990 and \$858.62 on the 1st day of each and every month thereafter until this note is fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due on the 1st day of NOVEMBER, 2010.

Interest on said note shall accrue at a rate per annum equal to 0.5% over the interest rate index in effect each day, which rate shall change when and as the interest rate index changes, however, the interest rate index changes, however, the interest rate will never be higher than 20.00%. Interest on said note will be computed based upon a 365-day year for the actual number of days elapsed. The interest rate index is the moving average each month of the highest "Prime Rate" as published in the Money Rates section of The Wall Street Journal each business day. The Prime Rate in effect on non-business days shall be the highest Prime Rate published in The Wall Street Journal on the immediately preceding business day. Any interest rate index change shall be effective as of the first day of the second month immediately following a change in the interest rate index for any month. If the index is no longer available, the bank will choose a new index in its sole discretion and will send notification of this choice. The installment payments due under said note shall be changed as of the first day of the month following the effective date of any change in the interest rate index to a monthly payment amount sufficient to repay the loan based on the amount necessary to fully amortize the remaining loan balance at the new interest rate over the remaining loan term. Bank shall give notice at least 25 calendar days but not more than 120 calendar days prior to the effective date of any change in the installment payment pursuant to a change in the interest rate index as hereinabove set forth.

In addition to the payments called for herein, obligors shall deposit monthly with the holder of said note a sum equal to 1/12 of the annual Real Estate tax bill based upon the last ascertainable tax bill as Tax Reserve. All deposits made pursuant to this tax reserve clause shall be on a Debtor-Creditor relationship, and the holder of said reserve shall not be obligated to pay any interest thereon, same being specifically waived by the obligors hereunder. Holder of said reserve does not assume the obligation of paying the real estate taxes, and it shall remain the obligation of the obligors to secure such funds from the reserve to pay such taxes when due.

TRANSFER OF THE PROPERTY. SALE ON SALE

If all or any part of the premises or any interest in it is sold or transferred without the prior written consent of the holders of the Note hereby secured, the holders of the Note may, at their option, require immediate payment in full of all unpaid indebtedness secured by this Trust Deed. If the holders of the Note exercise this option, they shall give Mortgagees, their heirs, executors, administrators or assigns, notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which Mortgagees, their heirs, executors, administrators or assigns, must pay all indebtedness secured by this Trust Deed. If Mortgagees, their heirs, executors, administrators or assigns, fails to pay all the indebtedness prior to the expiration of this period, the holders of the Note may invoke any remedies permitted by this Trust Deed without further notice or demand on Mortgagees, their heirs, executors, administrators, or assigns.

PREPAYMENT

Any amount may be prepaid upon this Note at any time. The holder of this Note shall have the right to require payment of not more than six (6) months advance interest on that part of the aggregate amount of all prepayments made on the loan in any one year which exceeds twenty percent (20%) of the original principal amount of the loan.

HAZARDOUS WASTE AND SUBSTANCES: ENVIRONMENTAL REQUIREMENTS

Mortgagor shall comply with all laws, governmental standards and regulations applicable to Mortgagor or to the Mortgaged Premises with respect to occupational health and safety, hazardous waste and substances and environmental matters (collectively, the "Applicable Environmental Laws"). Mortgagor shall promptly notify Mortgagee of its receipt of any notice of a violation of any Applicable Environmental Law.

Mortgagor hereby agrees to indemnify and hold Mortgagee harmless from all loss, cost, damage, claim and expense incurred by Mortgagee on account of Mortgagee's violation of any of the Applicable Environmental Laws.

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Property of Cook County Clerk's Office

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## TRUST DEED

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CTTC 7

THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made OCTOBER 26, 1990, between TOADER GHICA AND ROZALIA GHICA, HIS WIFE

herein referred to as "Mortgagors," and CHICAGO TITLE AND TRUST COMPANY, an Illinois corporation doing business in Chicago, Illinois, herein referred to as TRUSTEE, witnesseth:

THAT, WHEREAS the Mortgagors are justly indebted to the legal holders of the Instalment Note hereinafter described, said legal holder or holders being herein referred to as Holders of the Note, in the principal sum of EIGHTY SIX

THOUSAND AND 00/100-----Dollars, evidenced by one certain Instalment Note of the Mortgagors of even date herewith, made payable to THE ORDER OF ~~BEAR BX~~ THE FIRST NATIONAL BANK OF LINCOLNWOOD, A NATIONAL BANKING ASSOCIATION

and delivered, in and by which said Note the Mortgagors promise to pay the said principal sum and interest from DATE on the balance of principal remaining from time to time unpaid at the rate of \* per cent per annum in instalments (including principal and interest) as follows: SEE RIDER ATTACHED HERETO AND MADE A PART HEREOF

----- Dollars or more on the ----- day of ----- and ----- Dollars or more on the ----- day of each ----- 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 ----- day of ----- 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 annum, and all of said principal and interest being made payable at such banking house or trust company in LINCOLNWOOD, 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 FIRST NATIONAL BANK OF ~~XXXXXX~~ LINCOLNWOOD, 6401 N. LINCOLN AVENUE, LINCOLNWOOD, ILLINOIS 60645

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

\*\*SEE DEFAULT RATE ON RIDER ATTACHED HERETO AND MADE A PART HEREOF

LOTS 47 AND 48 IN BLOCK 7 IN EAST CHICAGO LAWN IN J.A. CAMPBELL'S SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

1990 OCT 26 15:29:00  
#3745 + A \* - 90 - 544 536  
COOK COUNTY RECORDER

THIS INSTRUMENT WAS PREPARED BY CHAPMAN GREENSTEIN  
6401 NORTH LINCOLN AVENUE, LINCOLNWOOD, ILLINOIS

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 Mortgagors 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, inador 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 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 purposes, 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 covenants, conditions and provisions appearing on page 2 (the reverse side of this trust deed) 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 \_\_\_\_\_ and seal \_\_\_\_\_ of Mortgagors the day and year first above written.

Toader Ghica [ SEAL ] Rozalia Ghica [ SEAL ]  
TOADER GHICA ROZALIA GHICA  
[ SEAL ] [ SEAL ]

STATE OF ILLINOIS, } I. THOMAS P. CATANIA  
County of COOK } SS. a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT TOADER GHICA AND ROZALIA GHICA, HIS WIFE

who are personally known to me to be the same persons whose names are 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 free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 27 day of October 19 90

Thomas P. Catania Notary Public

OFFICIAL SEAL  
THOMAS P. CATANIA  
Notary Public, State of Illinois  
My Commission Expires 3-24-92

Notarial Seal

