

THE COVENANTS, CONDITIONS AND PROVISIONS REFERRED TO ON PAGE ONE, REVERSE SIDE OF THIS TRUST DEED:

UNOFFICIAL COPY

1. Mortgagors shall (a) promptly repair, replace or rebuild any building or improvements now or hereafter on the premises which may become damaged or be destroyed; (b) 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; (c) 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; (d) complete within a reasonable time any building or buildings now or at any time in process of erection upon said premises; (e) comply with all requirements of law or municipal ordinances with respect to the premises and the use thereof; (f) make no material alterations in said premises except as required by law or municipal ordinance.

2. Mortgagors shall pay before any penalty attaches all general taxes, and shall pay special taxes, special assessments, water charges, sewer service charges, and other charges against the premises when due, and shall, upon written request, furnish to Trustee or to holders of the note duplicate receipts therefor. To prevent default hereunder Mortgagors shall pay in full under protest, in the manner provided by statute, any tax or assessment which Mortgagors may desire to contest.

3. Mortgagors shall keep all buildings and improvements now or hereafter situated on said premises insured against loss or damage by fire, lightning or windstorm (and flood damage, where the lender is required by law to have its loan so insured) under policies providing for payment by the insurance companies of 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 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.

4. In case of default therein, Trustee or the holders of the note may, but need not, make any payment or perform any act hereinbefore 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 encumbrances, if any, and purchase, discharge, compromise or settle any tax lien or other prior lien or title 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 attorney's 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 a rate equivalent to the post maturity rate set forth in the note securing this trust deed, if any, otherwise the prematurity rate set forth therein. 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 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 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.

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 installment of 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.

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 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, title insurance 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 a rate equivalent to the post maturity rate set forth in the note securing this trust deed, or any, otherwise the prematurity rate set forth therein, 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.

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 overplus to Mortgagors, their heirs, legal representatives or assigns, as their rights may appear.

9. 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 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 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 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: (a) 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; (b) the deficiency in case of a sale and deficiency.

10. No action for the enforcement of the lien or of any provision hereof shall be subject to any defense which would not be good and available to the party interposing same in an action at law upon the note hereby 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 or to inquire into the validity of the signatures or the identity, capacity, or authority of the signatories on the note or trust deed, 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.

13. 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, 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 an identification number purporting to be placed thereon 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 thereof; and where the release is requested of the original trustee and it has never placed its identification number on 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 by the persons herein designated as makers thereof.

14. 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.

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 or any part thereof, whether or not such persons shall have executed the note or this Trust Deed. The word "note" when used in this instrument shall be construed to mean "notes" when more than one note is used.

16. Before releasing this trust deed, Trustee or successor shall receive for its services a fee as determined by its rate schedule in effect when the release deed is issued. Trustee or successor shall be entitled to reasonable compensation for any other act or service performed under any provisions of this trust deed. The provisions of the "Trust And Trustees Act" of the State of Illinois shall be applicable to this trust deed.

91369047
PARKWAY BANK

<p>IMPORTANT! FOR THE PROTECTION OF BOTH THE BORROWER AND LENDER THE INSTALLMENT NOTE SECURED BY THIS TRUST DEED SHOULD BE IDENTIFIED BY SIGNATURE AND TRUST COMPANY, TRUSTEE, BEFORE THE TRUST DEED IS FILED FOR RECORD.</p>	<p>Identification No. <u>3964</u> NORTHWOOD TRUST AND TRUST COMPANY, PARKWAY BANK AND TRUST CO., Trustee. By <u>Wendell A. Foley</u> Assistant Secretary/Assistant Vice President</p>
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<p>MAIL TO: <input type="checkbox"/> PARKWAY BANK & TRUST CO. 4800 N. HARLEM AVE. HARWOOD HEIGHTS, IL. 60656</p> <p><input type="checkbox"/> PLACE IN RECORDER'S OFFICE BOX NUMBER _____</p>	<p>FOR RECORDER'S INDEX PURPOSES INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE <u>9508 GLENLAKE</u> <u>ROSEMONT ILLINOIS 60018</u></p>
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UNOFFICIAL COPY

TRUST DEED



91369047

THE ABOVE SPACE FOR RECORDER'S USE ONLY

CTYC 7

\$14.29
7/7/91 10:22:00
* 369047
COOK COUNTY RECORDER

THIS INDENTURE, made JULY 5, 1991, between KEVIN NAUGHTON A BACHELOR

herein referred to as "Mortgagors," and PARKWAY BANK AND TRUST COMPANY, an Illinois corporation doing business in Cook County, Illinois, herein referred to as TRUSTEE, witnesseth:

THAT, WHEREAS the Mortgagors are justly indebted to the legal holders of the Instalment Note hereinafter described and legal holder or holders being herein referred to as Holders of the Note, in the principal sum of THIRTY THOUSAND SEVEN HUNDRED FIFTY DOLLARS AND 00/100 (\$33,750.00) Dollars,

evidenced by one certain Instalment Note of the Mortgagors of even date herewith, made payable to THE ORDER OF BEARER PARKWAY BANK AND TRUST COMPANY

and delivered, in and by which said Note the Mortgagors promise to pay the said principal sum and interest from DATE OF DISBURSEMENT on the balance of principal remaining from time to time unpaid at the rate of 10 1/2 percent per annum in instalments (including principal and interest) as follows: THREE HUNDRED EIGHTEEN DOLLARS AND 67/100 (\$318.67) Dollars or more on the 15TH day

of AUGUST 1991, and THREE HUNDRED EIGHTEEN DOLLARS AND 67/100 Dollars or more on the 15TH 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 15TH day of JULY, 1994. 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 13 1/2 per annum, and all of said principal and interest being made payable at such banking house or trust company in HARWOOD HEIGHTS 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 PARKWAY BANK AND TRUST COMPANY in said City.

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 Dollars 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 COUNTY OF COOK AND STATE OF ILLINOIS, to wit:

Unit No. 306 as delineated on the survey of the South 250 feet as measured along the West line thereof, of Lot 1 (except the West 66 feet thereof, as measured at right angles and excepting that part falling in the following described parcel: beginning at a point on the East line of said Lot 1, 300 feet South of the Northeast corner thereof; thence South along said East line to the Southeast corner thereof; thence West along the South line of said Lot 1, 50 feet; thence North along a line parallel to the East line thereof, 171.39 feet; thence North Easterly 103.40 feet, more or less to the place of beginning) in Block 1 in Higgins Road Ranch-Ettes, being a subdivision of the West 1/2 of Section 3, Township 40 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as exhibit "A" to the Declaration of Condominium Ownership and of Easements, Restrictions and Covenants for O'Hare-Glenlake made by Parkway Bank and Trust Company, as trustee under Trust Agreement dated April 11, 1989, and known as Trust No. 1140 recorded in the office of the Recorder of Deeds of Cook County, Illinois, as document no. 23917854; together with an undivided 1.55035 per cent interest in said surveyed property (excepting from said property and space comprising all the units as defined and set forth in said declaration and survey) in Cook County, Illinois.

Mortgagor also hereby grants to the mortgagee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the declaration of condominium aforesaid. This mortgage is subject to all rights, easements, covenants, conditions, restrictions, and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

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 hands S and seal S of Mortgagors the day and year first above written.

KEVIN NAUGHTON

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF ILLINOIS,

I, THE UNDERSIGNED

SS.

a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT KEVIN NAUGHTON A BACHELOR

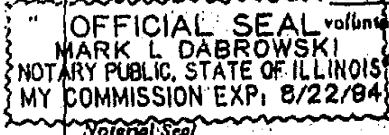
County of _____

who IS personally known to me to be the same person _____ whose name _____ subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that HE signed, sealed and delivered the said instrument as HIS free and

voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 5TH 16TH day of JULY 1991

Notary Public



Rider attached hereto and made a part thereof.

S1268023m CR

S12

91369047

THIS INSTRUMENT PREPARED BY
DRAFTING A. RATAJ
1515 N. AVENUE
CHICAGO, ILL. 60642

1229

UNOFFICIAL COPY

11/73

Notary Public

19 91

who is personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as if

STATE OF ILLINOIS, COUNTY OF [] SS. I, THE UNDERSIGNED, a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT KEVIN NAUGHTON A BACHTELON

KEVIN NAUGHTON (SEAL) (SEAL)

WITNESS the hands and seal of [] of Mortgages the day and year first above written.

TO HAVE AND TO HOLD the premises unto the said Trustee, his successors and assigns, forever, for the purpose, use and enjoyment of the State of Illinois, which said rights and benefits the Mortgages do hereby expressly release and waive.

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 Mortgages may be entitled thereto (which are pledged, mortgaged, and on a party with said real estate and not secondarily) and all apparatus, equipment or articles now or hereafter placed in the premises by the mortgagors or their successors or assigns shall be considered as constituting part of the real estate.

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.

of 13 1/2 per annum, and all of said principal and interest being made payable at such banking house or trust company in [] Illinois as the holder of the Note shall direct.

of 10 1/2 per cent per annum (including principal and interest) as follows: THREE HUNDRED and delivered, in and by which said Note the Mortgages promise to pay the said principal sum and interest from DATE OF DISBURSEMENT on the balance of principal remaining from time to time unpaid at the rate

THAT, WHEREAS the Mortgages are justly indebted to the legal holders of the Note, in the principal sum of THIRTY THOUSAND SEVEN HUNDRED FIFTY DOLLARS AND 00/100 (\$33,750.00) Dollars,

THIS INDENTURE, made JULY 5, 1991, between KEVIN NAUGHTON A BACHTELON

91369047 THE ABOVE SPACE FOR RECORDER'S USE ONLY

514.29 17/24/91 10:22:00 1-369047

TRUST DEED



IN, 45284 N. 10 (NAUGHTON)

Rider attached hereto and made a part thereof

SMS

S12L8023m CR

THIS DOCUMENT PREPARED BY ARABELLA A. RATAJ 4800 NORTH WILSON AVENUE

PHOTOSTATIC

HARWOOD HEIGHTS, IL 60655
4800 N. HARLEM AVE.
PARKWAY BANK & TRUST CO.
MAIL TO:

FOR THE PROTECTION OF BOTH THE BORROWER AND TRUST DEED SHOULD BE IDENTIFIED BY EXAMINING THE INSTRUMENT AND TRUST DEED AS FILED ON RECORD.
BY: PARKWAY BANK AND TRUST CO., TRUSTEE.
Identification No. 3967

THE GOVERNANTS, CONDITIONS AND PROVISIONS REFERRED TO ON PAGE 1 (THE REVERSE SIDE OF THIS TRUST DEED):
1. Mortgages shall promptly repair, restore or rebuild any building or improvements now or hereafter on the premises which may become damaged or destroyed...
2. Mortgages shall pay before any penalty attaches...
3. Mortgages shall keep all buildings and improvements now or hereafter on the premises in good condition and repair...
4. In case of default...
5. The Trustee or the holder of the note hereby secured...
6. Mortgages shall pay each item of indebtedness hereunder...
7. When the trust deed hereby secured shall become due...
8. The proceeds of any foreclosure...
9. Upon or at any time after the filing of a bill to foreclose...
10. No action for the enforcement of the lien...
11. Trustee has no duty to examine the title...
12. Trustee shall have no duty to examine the title...
13. This Trust Deed and all provisions hereof...
14. Trustee may resign by instrument in writing...
15. This Trust Deed and all provisions hereof...
16. Before releasing this trust deed...
17. The provisions of the Trust and Trustees Act...
FOR RECORDERS INDEX PURPOSES
INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE
9508 GLENLARK
HARWOOD HEIGHTS, ILLINOIS 60618

9139017