

92489509

LOAN # 4-4594

UNOFFICIAL COPY

This Indenture, made this 7th day of July 1992, between STANDARD BANK AND TRUST COMPANY, an Illinois Corporation, not personally but a 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 June 10, 1992

and known as trust number 13261 herein referred to as "First Party," and STANDARD BANK AND TRUST COMPANY an Illinois corporation herein referred to as TRUSTEE, witnesseth:

THAT, WHEREAS First Party has concurrently herewith executed an installment note bearing even date herewith in the PRINCIPAL SUM OF TWO HUNDRED THOUSAND AND NO/100 (\$200,000.00)----- DOLLARS.

made payable to BEARER and delivered, in and by which said Note and 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 9.50 per cent per annum in installments as follows: TWO THOUSAND EIGHTY-EIGHT AND 45/100----- DOLLARS on the 1st day of August 19 92 and TWO THOUSAND EIGHTY-EIGHT AND 45/100----- DOLLARS on the 1st day of each and every month thereafter until said note if fully paid except that the final payment of principal and interest, if not sooner paid, shall be due on the 1st

day of July 19 95. 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 installment unless paid when due shall bear interest at the rate of 9.50 per cent per annum, and all of said principal and interest being made payable at such banking house or trust company in Evergreen Park, 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 STANDARD BANK AND TRUST COMPANY, 2400 West 95th Street 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 situated, lying and being in the

COUNTY OF Cook AND STATE OF ILLINOIS, to wit:

SEE EXHIBIT "A" ATTACHED

COOK COUNTY, ILLINOIS
FILED FOR RECORD
1992 JUL -7 AM 11: 23

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THIS INSTRUMENT PREPARED BY
Juanita V. de la Paz
STANDARD BANK AND TRUST CO.
2400 West 95th Street
Evergreen Park, Illinois

2900

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, 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 First Party or its successors or assigns shall be considered as constituting part of the real estate.

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BOX 333

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BOX

TRUST DEED

STANDARD BANK AND TRUST COMPANY

As Trustee TO

Trustee

STANDARD BANK AND TRUST COMPANY CHICAGO

The Installment Note mentioned in the within Trust Deed has been identified herewith under Identification No. 7979

BY: [Signature] BRITAN GRANATO-Assst. Trust Officer

IMPORTANT For the protection of both the borrower and lender, the note secured by this Trust Deed should be identified to the Trustee named herein before the Trust Deed is filed for record.

Property of Cook County Clerk's Office

"OFFICIAL SEAL" KATHY HAWES NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 1-02-94

[Signature] Notary Public A.D. 19 92 June day of

GIVEN under my hand and notarial seal, this 22nd day of June 1992... act of said Bank, as Trustee as aforesaid, for the uses and purposes therein set forth. Bank to said instrument as his own free and voluntary act and as the free and voluntary he, as custodian of the corporate seal of said Bank, did affix the corporate seal of said therein set forth; and the said Trust Officer then and there acknowledged that free and voluntary act of said Bank, as Trustee as aforesaid, for the uses and purposes signed and delivered the said instrument as their own free and voluntary act and as the subscribed to the foregoing instrument as such Trust Officer, Trust Officer, Trust Officer of said Bank, who are personally known to me to be the same persons whose names are Assistant Secretary JAMES J. MARTIN, JR.-Trust Officer Linda M. Krajewski-Assst. Trust Officer and Vice-President of STANDARD BANK AND TRUST COMPANY, and TIFY, that LINDA M. KRAJEWSKI-Assst. Trust Officer a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that

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STATE OF ILLINOIS COUNTY OF COOK

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.

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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.

11. The mortgagor hereby waives any and all rights of redemption from sale under any order of decree of foreclosure of this Trust Deed, on its own behalf and on behalf of each and every person, except decree or judgment creditors of the mortgagor, acquiring any interest in or title to the premises subsequent to the date of this Trust Deed.

12. 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 or the beneficial interest therein.

13. Mortgagors agree to deposit into escrow 1/12th of the mortgage of annual tax, and special assessment bill with every regular mortgage payment.

THIS TRUST DEED is executed by STANDARD BANK AND TRUST COMPANY, 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, 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, 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, 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, not personally but as Trustee as aforesaid, has caused these presents to be signed by its ~~Vice President~~ and its corporate seal to be hereunto affixed and attested by its ~~Assistant Secretary~~ the day and year first above written.

The terms of Assignments of Rents of even date executed by the borrower are incorporated herein and amend the terms of this Trust Deed.

STANDARD BANK AND TRUST COMPANY
As Trustee as aforesaid and not personally,
under Trust #13261

By Linda M. Krajewski
LINDA M. KRAJEWSKI Vice President
Asst. Trust Officer

Attest James J. Martin, Jr.
JAMES J. MARTIN, JR. - Trust Officer Assistant Secretary

6. Upon or at any time after the filing of a bill to foreclose this 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 regard to the urgency 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 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 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 which may be necessary or are usual in such cases for the protection, possession, control, management and operation of the premises during the term thereof. The court from time to time may authorize

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, courtlays for documentary and expert evidence, engineers' 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, guarantees, 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 be borne so much to the value of the premises secured hereby and immediately due and payable, with interest thereon at the rate of ~~eight~~ ^{eight} 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.

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 ~~thirty~~ ^{thirty} days, said option to be exercised at any time after the expiration of said ~~thirty~~ ^{thirty} day period.

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 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.

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 be 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 municipal ordinance; (7) pay before any penalty attaches all general 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 loss or damage by fire, lightning or windstorm 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 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 hereinafter 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 pay 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 holder 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 ~~seven~~ ^{seven} per cent per annum. 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 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.

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EXHIBIT A

LEGAL DESCRIPTION

Parcel 1: The North 57 Feet of Lot 4 and the South 85 Feet of the East 50-1/2 Feet of Lot 4 and the North 57 Feet of Lot 5 in Emma J. Graham's Subdivision of part of the Southwest 1/4 of the South East 1/4 of Section 7, Township 37 North, Range 14 East of the Third Principal Meridian, according to the plat thereof recorded April 30, 1912 as Document Number 4956627 in Book 117 of plats Page 36 in Cook County, Illinois.

Parcel 2: The South 85 Feet of Lot 5 and the South 85 Feet of the West 3-1/2 Feet of Lot 4 in Emma J. Graham's Subdivision of part of the Southwest 1/4 of the South East 1/4 of Section 7, Township 37 North, Range 14 East of the Third Principal Meridian, according to the plat thereof recorded April 20, 1912 as Document Number 4956627 in Book 117 of plat page 36 in Cook County, Illinois.

Parcel 3: That part of the Southwest 1/4 of the South East 1/4 of Section 7, Township 37 North, Range 14 East of the Third Principal Meridian described as follows: Commencing at the intersection of the north line of West 103rd Street and the east line of right of way of Chicago Rock Island and Pacific Railroad in the Southeast 1/4 of Section 7, Township 37 North, Range 14 East of the Third Principal Meridian, running thence East of the North line of said street, 100 feet; thence North 150 feet, thence West parallel to said street to the East line of said right of way; thence Southerly along said East line of said right of way to the point of beginning all in Cook County, Illinois

PIN: 25-07-413-020-0000; 25-07-413-021-0000; 25-07-413-022-0000

SUBJECT TO: Current taxes and easements of record.

1817-24 W. 103rd

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