



TRUST DEED **UNOFFICIAL COPY** 0 6 4
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THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE made this 27th day of April, 1975

between MORTGAGEE and THE CHICAGO TITLE AND TRUST COMPANY, a corporation organized under the laws of the State of Illinois, as TRUSTEE, and THAT WHEREAS the Mortgagee is the holder of the legal title to the property and the Trustee is the legal holder of the beneficial interest in the property...

and delivered up and by which said Note and Mortgage are evidenced by one certain Instrument Note with Mortgage, dated hereunto, and BEXBEX

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NOW THEREFORE the Mortgagee, Trustee and the Trustee, in and to the said City of Chicago, Illinois, do hereby certify that the foregoing are true and correct copies of the original instrument and that the same are true and correct copies of the original instrument...

which with the property, improvements, fixtures, contents, and appurtenances thereunto, and the right to use and enjoyment thereof, shall be held by the Trustee for the use and benefit of the Mortgagee and the heirs, assigns, and assigns of the Mortgagee, and the heirs, assigns, and assigns of the Trustee, and the heirs, assigns, and assigns of the Mortgagee and the heirs, assigns, and assigns of the Trustee...

TO HAVE AND TO HOLD the premises, together with the appurtenances thereto, unto the Mortgagee and the heirs, assigns, and assigns of the Mortgagee, and the heirs, assigns, and assigns of the Trustee, and the heirs, assigns, and assigns of the Mortgagee and the heirs, assigns, and assigns of the Trustee...

TO HAVE AND TO HOLD the premises, together with the appurtenances thereto, unto the Mortgagee and the heirs, assigns, and assigns of the Mortgagee, and the heirs, assigns, and assigns of the Trustee, and the heirs, assigns, and assigns of the Mortgagee and the heirs, assigns, and assigns of the Trustee...

This trust deed consists of two pages. The several conditions and provisions appearing hereon and on the reverse hereof of this trust deed are incorporated herein by reference and are a part hereof and shall be binding on the Mortgagee, their heirs, successors and assigns.

WITNESS the hand and seal of the Mortgagee of the day and year first above written. [Signatures and seals]

STATE OF ILLINOIS }
County of Cook }
I, Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY THAT the foregoing Instrument is a true and correct copy of the original instrument...

Notary Seal: MARSHAL P. MOORE, Notary Public in and for the County of Cook, State of Illinois. [Signature]

PREPARED BY: [Name] (Chicago, Ill. office)

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R I D E R

RIDER ATTACHED TO AND MADE A PART OF TRUST DEED AND INSTALLMENT NOTE DATED APRIL 9, 1992, FROM ANASTASIOS VELISARIS AND ANASTASIS VELISARIS, HIS WIFE, TO CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE FOR MORTGAGEE.

1. The undersigned covenants and agrees that they will not transfer or suffer an involuntary transfer of any interest, whether legal or equitable, and whether possessory or otherwise in the mortgaged premises to any third party, without the advance written consent of the holder of this Note, and further that in the event of any such transfer by the undersigned without the advance written consent of the holder of this Note, said holder may, in its or their sole discretion and without notice, declare the whole of the debts hereby immediately due and payable. Any assumption agreed to in writing by owner and holder shall not constitute release of mortgagor.
2. The undersigned shall have the right to prepay this indebtedness at any time, in whole without payment of any premium or penalty whatsoever.
3. Notwithstanding the aforementioned provisions, the mortgagor shall be allowed a ten day grace period on their monthly installments. If payment is not received on the tenth day of the date due, a ten (10%) percent penalty of the amount then due shall be assessed and due with said payment. Any penalty not paid shall continue to accrue till paid. The amount due shall be construed to mean the monthly payment.
4. The maker hereof hereby agrees to deposit monthly with the holder of this mortgage and note, a sum equal to 1/12th of the annual real estate taxes and insurance at the option of lender.
5. The maker hereof shall maintain in full force and effect a policy of insurance in an amount no less than \$83,000.00 for fire and extended coverage with liability coverage for \$300,000.00 with a Mortgage clause to Chicago Title and Trust Company as Trustee for Mortgagee; the policy to provide for a minimum of (10) Ten days notice to owner and holder in the event of cancellation. The original of the insurance policy and evidence of payment of premium shall be deposited with owner and holder of this indebtedness a minimum of twenty (20) days before the expiration of the prior policy. The first policy to be delivered upon the payout on this mortgage.
6. The undersigned shall promptly pay, when due, all assessments imposed by the Owners Association or other governing body of the condominium project (herein "Owners Association") pursuant to the provisions of the declaration by-laws, code of regulations or other constituent document of the condominium project.

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7. So long as the Owners Association maintains a master or blanket policy on the condominium project which provides insurance coverage against fire, hazards included with the term "extended coverage" and such other hazards as Lender may require, and in such amounts and for such periods as Lender may require, then:

(i) Lender waives the aforementioned provision for the monthly payment to Lender of one-twelfth of the premium installments for hazard insurance for the property;

(ii) The maker's obligation under this Rider to maintain hazard insurance coverage on the property is deemed satisfied; and

(iii) In the event of a distribution of hazard insurance proceeds in lieu of restoration or repair following a loss to the property, whether to the unit or to common elements, any such proceeds payable to the maker are hereby assigned and shall be paid to Lender for application to the sums secured by the security instrument, with the excess, if any, paid to the maker.

8. The maker shall not, except after notice to Lender and with Lender's prior written consent, partition or subdivide the property or consent to:

(i) The abandonment or termination of the condominium project, except for abandonment or termination provided by law in the case of substantial destruction by fire or other casualty or in the case of a taking by condemnation or eminent domain;

(ii) Any material amendment to the declaration, by-laws or code of regulations of the Owners Association, or equivalent constituent document of the condominium project, including but not limited to, any amendment which would change the percentage interests of the unit owners in the condominium project.

ACCEPTED:

Anastasio Velisaris
ANASTASIOS VELISARIS

Date: 5/1/24

Anastasia Velisaris
ANASTASIA VELISARIS

Date: 5/1/24

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