



# UNOFFICIAL COPY

Box No.

Trust Deed

LaSalle National Trust, N.A.



NOT RECORDED TRUST DEED  
DINKLING + DINKLING  
102 WILMOT (SUITE 260)  
DEERFIELD, IL 60015  
708-940-7000

The Above Space for Recorders Use Only

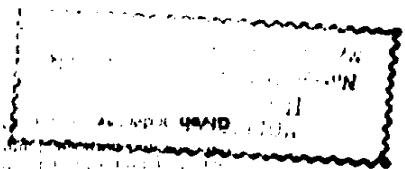
LaSalle National Trust, N.A.

322 South LaSalle Street  
Chicago, Illinois 60603-4192

Form 540-100 (Rev. 10-89)

For the protection of both the borrower and lender, the note secured by this trust deed should be identified for record.

Important



Deerfield, IL 60015  
102 Wilmot Road (Suite 260)  
Michael Dinkling  
ESST. SECRETARY  
DINKLING + DINKLING  
CHICAGO TITLE & TRUST COMPANY, INC.  
770232  
Notary Public  
February 14th 1992

STATE OF ILLINOIS  
COUNTY OF COOK  
S.S.

Joseph W. Lantz

Harriet Denlawicz

Assistant Secretary

MANAGEMENT Vice President

LaSalle National Trust, N.A.

In witness whereof, LaSalle National Trust, N.A., has caused this Trust Deed to be signed by its duly authorized officers and its corporate seal to be hereunto affixed.

This Trust Deed is a part of a mortgage loan made by LaSalle National Trust, N.A. to the borrower named herein and made a part hereof.

11. Continued on Rider attached hereto and made a part hereof.

- 7.
- 8.
- 9.
- 10.
- 11.

201009000

## RIDER

THIS RIDER DATED FEBRUARY 14, 1992, CONSISTING OF TWO (2) PRINTED PAGES IS ATTACHED TO AND MADE A PART OF THAT CERTAIN TRUST DEED MADE THE 14TH DAY OF FEBRUARY, 1992 BETWEEN LASALLE NATIONAL TRUST, N.A., AS TRUSTEE UNDER TRUST NUMBER 116899, FIRST PARTY, AND CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE, COVERING THE PREMISES COMMONLY KNOWN AS 6717 S. SOUTH CHICAGO AVE, CHICAGO, ILLINOIS 60637 AND LEGALLY DESCRIBED AS SET FORTH IN THE TRUST DEED TO WHICH THIS RIDER IS ATTACHED.

This Rider modifies and supplements the Trust Deed referred to hereinabove to which it is attached. If there be any conflict or inconsistency between said Trust Deed and this Rider, the provisions of this Rider shall prevail.

11. (Continued from back side of Trust Deed). The Mortgagor agrees that in order to more fully protect the security of this Trust Deed, Mortgagor shall deposit with the holder of the note hereinabove described, on the first day of April, 1992 one-twelfth (1/12) of the amount (as estimated by the holder of said note) which will be sufficient to pay taxes, special assessments and other charges on the real estate including insurance premiums that will become due and payable during the ensuing year.

The holder of the note shall hold such monthly deposits without any allowance of interest and shall use such funds for the payment of such items when the same are due and payable. If, at any time, the fund so held by the holder of the note is insufficient to pay any such item when the same shall become due and payable, the holder of the note shall advise the Mortgagor of the deficiency and the Mortgagor shall, within ten days of the receipt of such notice, deposit with the holder of the note such additional funds as may be necessary to pay such items. Failure to meet any deposit when due shall be a default under this Trust Deed.

If at any time there shall be a default in any provisions of this Trust Deed, the holder of the note may, at its option, apply any money in the fund on any of the Trust Deed obligations and in such order and manner as it may elect.

12. Wherever the Trustee or holders of the Note hereby secured are in this instrument given the option to accelerate the maturity of the Trust Deed Deed, the Trustee or holders of the Note hereby secured may, to the extent permitted by law, do so without notice or demand to or upon the Mortgagor.

13. The cessation of the Mortgagor's interest in all or part of the premises by reason of sale or otherwise shall not affect the Mortgagor's liability under this Trust Deed or under any Note, guarantee or guarantees given by Mortgagor whether secured by this Trust Deed or otherwise.

14. The whole of the principal sum and, if permitted by law, any accrued interest thereon, shall bear interest at the rate of one and one-half percent (1-1/2%) per month from and after maturity, whether or not resulting from acceleration.

15. If the beneficiaries of Mortgagor shall be dissolved or liquidated, or if any petition shall be filed for any relief under the provisions of the Bankruptcy Act or any state insolvency statute, by or against the beneficiaries of Mortgagor, or if the beneficiaries of Mortgagor shall make any general assignment for the benefit of creditors, or if any receiver shall be appointed for any property of the beneficiaries of Mortgagor, then, in any of such events, the whole of said principal sum and the interest shall become due and payable at the option of the Trustee or the holders of the Note hereby secured.

16. To the extent permitted by law the rights and remedies provided for herein, or which the Trustee or holders of the Note hereby secured may have otherwise, at law or in equity (including but not limited to the right to damages by reason of the Mortgagor's failure to keep, observe and perform any of the covenants, conditions or agreements contained in this mortgage), shall be distinct, separate and cumulative, and shall not be deemed to be inconsistent with each other, and none of them, whether or not exercised by Trustee or holders of the Note hereby secured shall be deemed to be in exclusion of any other, and any two or more of all such rights and remedies may be exercised at the same time.

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17. This Trust Deed shall also secure any and all sums, indebtedness, and liabilities of any and every kind, concurrently herewith in existence or created or hereafter owing or to become due from the beneficiary or beneficiaries of Mortgagor to the holder of the Note secured hereby however created, incurred, evidenced or acquired, or arising, whether under the Note hereinabove described or any other instruments, obligations, contracts or agreements of every kind heretofore or herewith created or hereafter existing or entered into between the beneficiary or beneficiaries of Mortgagor and the holder of the Note secured hereby and whether direct, indirect, primary, secondary, fixed or contingent together with interest thereon as provided in said instruments and any and all renewals and extensions of any of the foregoing including the payment of any advance(s) made to Mortgagor and/or the beneficiary or beneficiaries of Mortgagor or its successor in title by the holder of the within described Note which this Trust Deed secures, for any purpose, at any time before the release and cancellation of this Trust Deed (all of which said sums, indebtedness and liabilities are herein sometimes referred to as "future advances"). At no time shall this Trust Deed secure future advances (excluding the principal sum of the original Note) in a sum in excess of TWO HUNDRED THOUSAND AND NO/100'S (\$200,000.00) DOLLARS, provided that nothing herein contained shall be considered as limiting the amount that shall be secured hereby when advanced to protect the security or in accordance with the covenants contained in this Trust Deed.

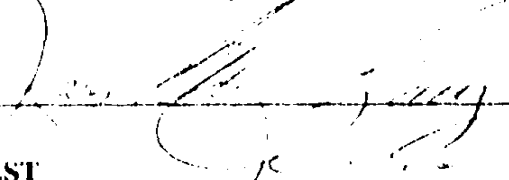
18. The first party hereby waives any and all rights of redemption from sale under any order or decree of foreclosure of the Trust Deed on its own behalf and on behalf of each and every person, except decree or judgment creditors of the first party, acquiring any interest in or title to the premises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

19. In the event of default under this Trust Deed the holder of the note may, employ counsel for advice with respect to said default and in such event all of the reasonable attorney's fees arising from such services, and any expenses, costs and charges relating thereto, shall be an additional liability due hereunder to the holder of the note.

20. If any provision of this Trust Deed or the obligation hereof to any party or circumstances is held invalid or unenforceable, the remainder of said Trust Deed and the obligations of such provision to other parties or circumstances shall not be affected thereby, the provisions of this Trust Deed being severable in any such instances.

21. Presentation of the Note described in this Trust Deed marked "Paid" shall be conclusive evidence that all indebtedness secured by this Trust Deed has been paid and the Trustee is authorized without further inquiry to release the lien of the Trust Deed.

LaSalle National Trust, N.A. As Trustee as aforesaid and not personally.

By:  ASSISTANT VICE PRESIDENT

ATTEST  ASSISTANT SECRETARY

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