

UNOFFICIAL COPY

This instrument, made SEPT. 15, 1976

provisions of a Deed or Deeds in Trust Deed recorded and/or filed in said Bank in Trustee's name in Trust Agreement dated FEBRUARY 18, 1976

and known as trust number 24-3958-00, herein referred to as First Party and LASALLE BANK LAKE VIEW

all monies of whatever nature referred to as Trustee, is hereby
stated, whereas First Party has concurrently hereinafter executed an instrument in writing hereto annexed, whereby the principal sum of**FOURTY ONE THOUSAND FIVE HUNDRED FORTY SEVEN AND 02/100*** * \$(41,547.02)* * * dollars
made payable to bearer
which said note the holder promises to pay unto that person or entity to whom it shall be delivered, the sum of principal sum andinterest on the balance of principal remaining from time to time unpaid at the rate of 9.50 percent per annum, 24 payments
annually.**THOUSAND FOUR HUNDRED THIRTY THREE AND 80/100*** * * * * * dollars
on the 15TH day of OCTOBER 1993 and **FOUR HUNDRED THIRTY THREE AND 80/100*** * * * * * dollars
on the 15TH day of each AND EVERY MONTH FOLLOWING thereafter until paid or paid in full, except that the final payment of principal and
interest if not sooner paid shall be due on the 15TH day of SEPTEMBER 01 2008.

-1- such payments on account of the indebtess 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 highest lawful rate per annum and all of said principal and interest being made payable at such banking house or trust company in

CHICAGO,

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

LASALLE BANK LAKE VIEW, 3201 N. ASHLAND AVE., in said City.

Now, therefore, in testimony to secure the payment of 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
CITY OF CHICAGO,

COOK

And State of Illinois, to wit:

County of

LOT 23 AND 24 IN BLOCK 10 IN GROSS NORTH ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTH-
WESTERLY 1/4 OF THE EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14,
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.COOK COUNTY, ILLINOIS
1993 OCT - 8 AM 9:33

93809822

Street Address: 1644 W. BELMONT

Permanent Index Number 14-19-435-041-0000

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 therefor so long and during all such times
as First Party or its successors or assigns may be entitled thereto which are pledged, granted, held or in any way connected with said real estate and not secondary, and all apparatus, equipment
or articles now or hereafter therein or thereon, whether single units or centrally connected, used to supply heat, gas, air conditioning, water, light, power, refrigeration and ventilation
including without restricting the foregoing, screens, window shades, storm doors, and windows, roof coverings, indoor beds, curtains, 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 hereinafter placed in
the premises by First Party or its successors or assigns shall be considered as constituting part of the real estate.

To have and to hold the premises unto said Trustee, its successors and assigns, forever, for the purposes and upon the uses and trusts herein set forth.

It is further understood and agreed that:

1. 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 rent not expressly subordinated to the lien hereof; (3) pay when due any indebtedness which may be secured by a lien or charge on said
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, and pay special 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 assessmenet 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 money sufficient either to pay the cost of replacing or repairing the same or to pay in full the indebtedness secured
hereby in companies satisfactory to the holders of the note, under insurance policies payable in case of loss or damage to Trustee in the name of the holders of the note, such
policies to be evidenced by a standard mortgage clause to be attached to each policy, and to deliver all policies, including additional and renewer policies, to holders of the note, and
in case of insurance accident or damage, 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 herein before set forth in any form and manner deemed expedient, and may but need not make full or partial payments of principal or
interest on or for encumbrances, liens, and purchase discharge, compromise or settle any tax lien or other prior lien or tax or claim the lien or right to payment from any tax sale or foreclosure
affecting said premises or contest any tax or assessment. All monies paid for any of the purposes herein authorized and all expenses paid or incurred in connection therewith
including attorney fees and any other monies 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 the highest lawful rate per annum. Inaction of Trustee or holders of the note shall neither be considered as a
waiver of any right accruing to them on account of any of the provisions of this paragraph.

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, foreclosure, tax
lien or title or claim thereof.

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 at once, 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 three days, said option to be exercised at any time after the expiration of said three day period.

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 attorney's fees, Trustee's fees, appraiser's fees, Outlays for documentary and expert evidence, photocopier's charges
publication costs and costs which may be incurred as to rents to be expended after entry of the decree or producing as such abstracts or title, the searches and examinations
concerning policies, Torrens certificates, and similar data and assurances with respect to the as Trustee or holders of the note may deem to be reasonably necessary either to
prosecute such suit or to enable 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 from interest thereon
at the highest lawful rate per annum when paid or incurred by Trustee or holders of the note in connection with any proceeding, including probate and bankruptcy proceedings
to which either of them shall be a party, either as plaintiff, defendant, or witness, by reason of this Trust Deed or any indebtedness hereto secured or its preparation, for the defense of any threatened
suit or proceeding which might affect the premises or the security hereof, whether or not actually commenced, or for preparations for the defense of any threatened
suit or proceeding which might affect the premises or the security hereof, whether or not actually commenced.

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 surplus to
First Party, its legal representatives or assigns, as their rights may appear.

6. Upon or at any time after entry of a bill of foreclosure in 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 entry of a bill of foreclosure in regard to the solvent or insolvent at the time of application for such receiver or the person or persons, from suitable for the payment
of the indebtedness secured thereby and without regard to the then value of the premises or whether the same shall then be used as a homeestead or not and the Trustee
hereunder may be appointed as such receiver. Such receiver shall have power to collect rents, issues and profits of said premises during the pendency of such bill of foreclosure but
not in case of a sale and/or bankruptcy, during the pendency of such receiver or whenever there is no receiver, or if it is not during the further time when the same is
successors or assigns, except for the maintenance of such receiver and for the collection of rents, issues and profits which may be necessary for the
payment of any taxes, assessments, or other charges which may be or become subject to the receiver, and for the payment of the premises during the pendency of such receiver. The court from time to time may authorize the
conversion of the receiver into a trustee, or into a receiver and trustee, or into a receiver and liquidator, or into a receiver and receiver and liquidator. The court from time to time may authorize the
conversion of the receiver into a trustee, or into a receiver and trustee, or into a receiver and liquidator, or into a receiver and receiver and liquidator.

7. The receiver may make such alterations in the premises as may be necessary to collect rents, issues and profits which may be necessary for the payment of the premises during the pendency of such receiver.

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LaSalle National Trust, N.A.

Trust Deed

Box No.

85. Insuring

The Above Space for Recorders Use Only
7/24/92

LaSalle National Trust, N.A.
135 South LaSalle Street
Chicago, Illinois 60603-4192

For the protection of both the Seller and Buyer the Trust Deed should be filed.
This deed is recorded by the Recorder before the Trust Deed is filed.

Prepared By _____

RECEIVED BY THE ASSOCIATE SECRETARY AND CLERK AND WITNESS TO THE TRUST DEED AS FOLLOWS:

VICELI HOWE

SIGNATURE WITH SEAL

Viceli Howe

AD 1992

CHICAGO, ILLINOIS

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ASSOCIATE SECRETARY

Viceli Howe

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where the term "mortgagor" has been used in the above paragraph, it shall be construed to mean the holder of the Note.

be so recorded that to the address of the mortgagor.

in title as recorded upon the books of the Mortgagor, but if no such address is last known address of the Mortgagor and of the Mortgagor's successors to the record of registered or certified mail, postage prepaid, addressed mailing thereof by registered or certified mail, postage prepaid, shall be delivered to the Mortgagor to the effective date of such notice which shall give written notice to the Mortgagor and to the Mortgagor's successors hereby immediately due and payable in accordance with this provision, it is hereby demanded that the Mortgagor shall elect to declare all sums secured forgoing. Whenever the Mortgagor shall elect to combine all sums stock company, a trust, any unincorporated organization, or a government or means an individual, a corporation, a partnership, a joint venture or remedies hereunder. For the purposes of this provision, the word "person" rights to require or enforce performance of this provision or to exercise the than the Mortgagor shall not be deemed a waiver by any person or persons other by the Mortgagor of any mortgage payments made by any person or persons other premises on which the several parts separately. Acceptance to force those who are an individual) when in law upon the date of this mortgage to the Mortgagor, and said Mortgage may also immediately proceed toward the payment of said mortgage indebtedness any indebtedness of the to declare all sums secured hereby immediately due and payable apply created or the priority of said lien or any right of the Mortgagor hereby authorized and empowered, at its option and without affecting the lien hereby who is an individual) in either such event, Mortgagor is hereby sole property (except where the difference from that existing on the date of this mortgage in any manner or proportion than upon the date of such owner under the trust agreement, or cause of permit said interest, to become vested shall cause any conveyance of all or any part of their interest trust agreement, as trustee of which Mortgagor has executed this mortgagor all or any part of the beneficial interest under the hereinabove described executed this mortgage, or in the event that present owner of owners of successor trustee under the Trust Agreement as trustee of which Mortgagor has become vested in any person or persons other than the Mortgagor or a permit its equity of redemption in the property described in this mortgage to become vested in any person or persons other than the Mortgagor or a trustee under the Trust Agreement as trustee of which Mortgagor has succeeded to the title to the property described in the above paragraph, it shall convey title to or otherwise suffer or

TO: LASALLE BANK LAKEVIEW

1976, AND KNOWN AS TRUST # 24-3958-00
LASALLE NATIONAL TRUST, N.A. AS TRUSTEE UNDER TRUST AGREEMENT DATED FEB. 18,
1993 ATTACHED TO TRUST DEED DATED SEPTEMBER 15, 1993
FROM RIDEA