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TRUST DEED

95801210

CTTC Trust Deed 7
Individual Mortgagor
One Instalment Note Interest Included in Payment
USE WITH CTTC NOTE 7
Form 807 R.1/95

This instrument was prepared by:
Law Offices of Kulis & Kulis
2329 W. Chicago Avenue
Chicago, IL 60622-4723

DEPT-01 RECORDING \$27.00
170014 TRAN 5980 11/17/95 13:53:00
#8624 # LW #95-801210
COOK COUNTY RECORDER

Box 260

788144

This trust deed consists of four pages (2 sheets 2 sides). The covenants, conditions and provisions appearing on subsequent pages are incorporated herein by reference and are a part hereof and shall be binding on the mortgagors, their heirs, successors and assigns.

ATTORNEYS TITLE GUARANTEE FUND, INC.

Handwritten initials/signature

THIS INDENTURE, made **OCTOBER 27,** 19 95 , between **T & B VENTURES,** an

Illinois Partnership,
herein referred to as "Mortgagors" and **CHICAGO TITLE AND TRUST COMPANY,** an Illinois corporation doing business in Chicago, Illinois, herein referred to as **TRUSTEE,** witnesseth:

THAT, WHEREAS the Mortgagors are justly indebted to the legal holders of the Installment Note hereinafter described, said legal holder or holders being herein referred to as **Holders Of The Notes,** in the Total Principal Sum of **SIXTY-FOUR THOUSAND AND NO/100 (\$64,000.00)** ----- **DOLLARS,** evidence by one certain Installment Note of the Mortgagors of even date herewith, made payable to **THE ORDER OF BEARER**

and delivered, in and by which said Note the Mortgagors promise to pay the said principal sum and interest from **October 27, 1995** on the balance of principal remaining from time to time unpaid at the rate of **8%** per cent per annum in installments (including principal and interest) as follows: **\$469.61** Dollars or more on the **27th** day of **November, 1995** ~~XXX~~ and **\$469.61** Dollars or more on the **27th** 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 **27th** day of **October, 2000.** * ~~XX~~ 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 each installment unless paid when due shall result in liquidated damages of:

- \$ 25.00 PER LATE PAYMENT, XX**
~~XXXXXXXXXXXXXXXX PERCENT OF THE TOTAL MONTHLY PAYMENT XX~~
~~XXXXXXXXXXXXXXXX THE DAMAGES FOR LATE PAYMENT XX~~

and all of said principal and interest being made payable at such banking house or trust company in **Elgin**, Illinois, as holders of the notes may, from time to time, in writing appoint, and in the absence of such appointment, then at the office of **Ronald G. Borchardt and Yolanda Borchardt** 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 the consideration of the sum of One Dollar in hand paid, the receipt whereof is hereby acknowledged, does by these presents **CONVEY** and **WARRANT** unto the Trustee, its successors and assigns, the following described Real Estate and all of its estate, right, title and interest therein, situate, lying and being in the, **COUNTY OF COOK** AND STATE OF **ILLINOIS,** to wit:

95801210

LOT 49 IN A.J. AVERILL'S SUBDIVISION OF THE SOUTH 1/2 OF BLOCK 21 IN CANAL TRUSTEES' SUBDIVISION IN THE WEST 1/2 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 1542 W. CHESTNUT, CHICAGO, ILLINOIS 60622

P.I. NO. 17-05-319-057-0000

*If final payment is not received by this date, then interest shall accrue at 9%.

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payments of principal or interest on prior encumbrances, if any, and purchase, discharge, compromise or settle any tax lien or other any act heretofore required of Mortgagees in any form and manner deemed expedient, and may, but need not, make full or partial 4. In case of default therein, Trustee or the holders of the notes, or of any of them, may, but need not, make any payment or perform insurance about to expire, shall deliver renewal policies not less than ten days prior to the respective dates of expiration.

attached to each policy, and shall deliver all policies, including additional and renewal policies, to holders of the notes, and in case of loss or damage, to Trustee for the benefit of the holders of the notes, such rights to be evidenced by the standard mortgage clause to be the indebtedness secured hereby, all in compliance satisfactory to the holders of the notes, under insurance policies payable, in case of for payment by the lender, of the cost of replacing or repairing the same or to pay in full in full 3. Mortgagees 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 by statute, any tax or assessment which Mortgagees desire to contest.

of the notes duplicate receipts hereunder. To prevent default hereunder Mortgagees shall pay in full under protest, in the manner provided sewer service charges, and other charges against the premises when due, and shall, upon written request, furnish to Trustee or to holders 2. Mortgagees shall pay before any penalty attaches all general taxes, and shall pay special taxes, special assessments, water charges, use thereof; (f) make no material alterations in said premises except as required by law or municipal ordinance.

of erection upon said premises: (e) comply with all requirements of law or municipal ordinances with respect to the premises and the lien to Trustee or to holders of the note, (d) complete within a reasonable time any building or building process or at any time in process a lien or charge on the premises superior to the lien hereof, and upon request exhibit satisfactory evidence of the discharge of such prior other liens or claims for lien not expressly subordinated to the lien hereof; (c) pay when due any indebtedness which may be secured by may become damaged or be destroyed; (b) keep said premises in good condition and repair, without waste, and free from mechanics or 1. Mortgagees shall (a) promptly repair, restore and rebuild any buildings or improvements now or hereafter on the premises which

THE COVENANTS, CONDITIONS AND PROVISIONS PREVIOUSLY REFERRED TO ARE:

Notary Public Notarial Seal

Stanley Boduch

Given under my hand and Notarial Seal this 27th day of October 1995.

voluntary act, for the uses and purposes therein set forth. this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and

who personally known to me to be the same person (s) whose name (s) subscribed to the foregoing instrument, appeared before me T & B VENTURES, an Illinois Partnership.

fore said, DO HEREBY CERTIFY THAT Gary Trepkman and Stanley Boduch, General Partners of a Notary Public in and for the residing in said County, in the state of Cook

BY: *Stanley Boduch* [SEAL] BY: *Gary Trepkman* [SEAL]

WITNESS the hand and seal of Mortgagees the day and year first above written. T & B VENTURES, an Illinois Partnership

Witness the hand and seal of Mortgagees the day and year first above written. Illinois, which said rights and benefits the Mortgagees do hereby expressly release and waive.

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, free from all rights and benefits under and by virtue of the Homestead Exemption Laws of the State of

considered as constituting part of the real estate. similar apparatus, equipment or articles hereafter placed in the premises by the mortgagees or their successors or assigns shall be 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 and water heaters.

(without restricting the foregoing), screens, window shades, storm doors and windows, floor coverings, mador beds, awnings, stoves, heat, gas, air conditioning, water, light, power, refrigeration (whether single units or centrally controlled), and ventilation, including with said real estate and not secondarily), and all apparatus, equipment or articles now or hereafter therein or thereon used to supply profits thereof for so long and during all such times as Mortgagees may be entitled thereto (which are pledged primarily and on a parity TOGETHER with all improvements, easements, fixtures and appurtenances thereto belonging, and all rents, issues and which with the property hereafter described, is referred to herein as the "premises."

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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 holders of the notes, or of any of them, 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 highest post maturity rate set forth in the notes securing this trust deed, if any, otherwise the highest pre maturity rate set forth therein. Inaction of Trustee or holders of the notes shall never be considered as a waiver of any right accruing to them on account of any default hereunder on the part of the Mortgagors.

5. The Trustee or the holders of the notes 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 injury 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 principal notes, or any of them, and without notice to Mortgagors, all unpaid indebtedness secured by this Trust Deed shall, notwithstanding anything in the principal notes or in this Trust Deed to the contrary, become due and payable (a) immediately in the case of default in making payment of any of the principal notes, or (b) when default shall occur and continue for three days in the payment of any interest or 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 notes, or any of them, 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 notes, or any of them, 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, guarantee policies, Torrens certificates, and similar data and assurances with respect to title as Trustee or holders of the notes, or any of them, 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 highest post maturity rate set forth in the notes securing this trust deed, if any, otherwise the highest pre maturity rate set forth therein, when paid or incurred by Trustee or holders of the notes 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 principal notes with interest thereon as herein provided; third, all principal and interest remaining unpaid on the principal notes; 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 the 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 the 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 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 notes hereby secured.

11. Trustee or the holders of the notes, or of any of them, 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 the 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 to and at the request of

93801210

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Chicago, IL 60622

1542 W. Chestnut

FOR RECORDER'S INDEX
PURPOSES INSERT STREET
ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE

[X] Mail To: Law Offices of Kulas & Kulas
2329 W. Chicago Ave.
Chicago, IL 60622

[] Recorders Box 333

CTTC Trust Deed 7, Individual Mortgagor One Instalment Note Interest Included in Payment Use with CTTC Note 7.
Form 807 R.1/95

Property of Cook County Clerk's Office

IMPORTANT!
FOR THE PROTECTION OF BOTH
THE BORROWER AND LENDER
THE INSTALLMENT NOTE SECURED
BY THIS TRUST DEED SHOULD BE
IDENTIFIED BY CHICAGO TITLE
AND TRUST COMPANY, TRUSTEE,
BEFORE THE TRUST DEED IS FILED
FOR RECORD.

Identification No. **788144**
CHICAGO TITLE AND TRUST COMPANY, TRUSTEE
BY [Signature]
Assistant Vice President, Assistant Secretary.

The provisions of the "Trust and Trustees Act" of the State of Illinois shall be applicable to this trust Deed.
under any provisions of this trust deed.
when the release deed is issued. Trustee of successor shall be entitled to reasonable compensation for any other act or service performed
16. Before releasing this trust deed, Trustee or successor shall receive for its services a fee as determined by its rate schedule in effect
of the indebtedness or any part thereof, whether or not such persons shall have executed the principal notes or this Trust Deed.
15. This Trust Deed and all provisions hereof, shall extend to the 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
shall have been recorded or filed. Any Successor in Trust hereunder shall have the identical title, powers and authority as are herein
14. Trustee may resign by instrument in writing filed in the office of the Recorder of Titles in which this instrument
given Trustee.
makers thereof.
herein contained of the principal notes and which purport to be executed by the persons herein designated as
identification number purporting to be placed thereon by a prior trustee hereunder or which conform in substance with the description
requested of a successor trustee, such successor trustee may accept as the genuine notes herein described any notes which bear an
indebtedness hereby secured has been paid, which representation Trustee may accept as true without inquiry. Where a release is
where the release is requested of the original trustee and it has never placed its identification number on the principal notes described
herein, it may accept as the genuine principal notes herein described any notes which may be presented and which conform in substance
with the description herein contained of the principal notes and which purport to be executed by the persons herein designated as
makers thereof.

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