### TRUST DEED

96480019

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

DEPT-01 RECORDING

\$29,00

T40012 TRAN 1034 06/21/96 12:05:00

\$1811 \$ CG #-96-480019

COOK COUNTY RECORDER

This trust deed concists 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.

THIS INDENTURE, made June 1.

, between LAWRENCE BECKER and MAE

BECKER, his wife, of 7141 N. Kedzie Ave., Chicago, Illinois

396.03

herein referred to as "Mortgagors" and CHICAGO TITLE AND TRUST COMPANY, an Illinois corporation doing business in

Chicago, Illinois, herein referred to as TRUSTFE, 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 TWENTY THOUSAND AND DOLLARS, evidence by one certain

NO/100 (\$20,000.00)

Installment Note of the Mortgagors of even date herewith, the de payable to THE ORDER OF BEARER

and delivered, in and by which said Note the Mortgagors pro nise to pay the said principal sum and interest from June 1, 1996

on the balance of principal remaining from time to time unpaid at the rate of SEVEN (7) per cent per

annum in installments (including principal and interest) as follower 199*6*and

396.03 Dollars or more on the 1 s tlay of July Dollars or more on the 1st 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

192000 All such payments on account of the indebtedness evidenced be due on the 30 day of 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:

PERCENT OF THE TOTAL MONTHLY PAYMENT, or 2. FIVE (5)

3. XXXXINOXENDRIDATEBADANAGES FOR KATEVAKMENT

and all of said principal and interest being made payable at such banking house or trust company in Chicago . 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

NOW, THEREFORE, the Mortgagors to secure the payment of the said principal sum of money and said sum of money an the terms, provisions and limitations of this trust deed, and the performance of the covenants and agreements berein 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 AND STATE OF ILLINOIS, to wit:

See legal description on attached rider

JNOFFICIAL CO

payments of principal or interest on prior encumbrances, if any, and purchase, discharge, compromise or settle any tax lien or other any act hereinbefore required of Mortgagors 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 ioas or dumage, 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 companies satisfactory to the holders of the notes, under insurance policies payable, in case of 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 fire, lightning or windstorm (and flood damage, where the lender is required by law to have its lean so insured) under policies providing 3. Mortgagorz shall keep all buildings and improvements now or hereafter situated on said premises insured against loss or damage by

by statute, any tax or assessment which Mortgagors desire to contest. of the notes duplicate receipts therefor. To prevent default hereunder Mongagors 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. Mortgagora shall pay before any penalty attaches all general taxes, and shall pay special taxes, special assessments, water charges,

use thereof; (f) make no material afterations 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 buildings now or at any time in process a lien or charge on the premises superior to the tien hereof, and upon request exhibit satisfactory evidence of the discharge of such prior other liens or claims for lien not expressly subordinated to the tien hereof; (c) pay when due any in the dress 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 mechanic's or

1. Mortgagora shall (a) promptly repair, restore and rebuild any buildings or improvements new or hereafter on the premises which My Commission Expinss 01/04/00 Mounty Public Mounty Public, State of Illinote IN-21 LINBION

SHERWIN WINER "OEEICIVT ZEVT" Given under my hand and Motarial Seal this to yab voluntary act, for the uses and purposes therein set forth. signed, celled and delivered the said instrument as bra sori

this day in person and acknowledged that

who personally known to me to be the same person (s) whose hame (s) subscribed to the foregoing instrument, appeared before me

Moreand, DO HEREBY CERTIFY THAT LAWRENCE BECKER and MAE BECKER, his wife

I, Sherwin M. Winer a Motary Public in and for the residing in said County, in the state

County of Cook

STATE OF ILLINOIS

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	* *	•	•	U <sub>2</sub> C <sub>2</sub>
	I.	Mae Becke		Lawrence Recker

[SEVT]

[SEVT]

WITNESS the hand and seal of Mortgagors the day and year first above written.

Witness the hand and seal of Mortgagors the day and year first above written.

Illinois, which said rights and benefits the Mortgagors do hereby expressly release and waive.

and trusts herein set forth, free from all rights and benefits under and by virtue of the Homestead Exemption Laws of the State of TO HAVE AND TO HOLD the premises unto the said Trustee, its successors and assigns, forover, for the purposes, and upon the uses

considered as constituting part of the real estate. similar apparatus, equipment or articles hereafter placed in the premises by the mortgagors 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), acreens, window shades, storm doors and windows, floor coverings, inador 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 accordarily), 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 Mongagors may be entitled thereto (which are pledged primarily and on a parity TOGETHER with all improvements, tenements, casements, fixtures and appurtenances thereto belonging, and all rents, issues and which with the property hereinafter described, is referred to herein as the "premises,"

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 maturely 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, due searches and examinations, guarantee policies, Torrens certificates, and similar data and assurances with respect to tile as Truste(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 phyable, with interest thereon at a rate equivalent to the highest post maturity rate set forth in the notes securing this trust deed, if any, off ervice 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 the ason 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 and 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 inverse 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 redempted on, 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

with the description herein contained of the principal notes and which purport to be executed by the persons herein designated as herein, it may accept as the genuine principal notes herein described any notes which may be presented and which conform in substance where the release is requested of the original trustee and it has never placed its identification number on the principal notes described herein contained of the principal notes and which purport to be executed by the persons herein designated as the makers thereof; and 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 bestran indebtedness hereby secured has been paid, which representation Trustee may accept as true without inquiry. Where a release is any person who shall either before or after maturity thereof, produce and exhibit to Trustee the principal notes, representing that all

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 faled in the office of the Recorder of Registrar of Titles in which this instrument

through Mortgagors, and the word "Mortgagors" when used herein shall include all such persons and all persons liable for the payment 15. This Trust Deed and all provisions hereof, shall extend to the be binding upon Mortgagors and all persons claiming under or given Trustee.

when the release that 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.

under any provision sof this trust deed.

The provisions of the "Thurstees Act" of the State of Illinois shall be applicable to this trust Deed.

OOK COUNTY Assistant Vice President, Assistant Secretary. CHICAGO TITLE AND TRUST COMPANY, TRUSTEE

Identification No. 1792/244

7141'N, Kedzie Avenue

Unit 408

FOR RECORD. BEFORE THE TRUST DEED IS FILED **УИ**В. ЦВПЯТ СОМРАИХ, ТВЦЅТЕЕ,

IDENJILIED BY CHICAGO TITLE BY THIS TRUST DEED SHOULD BE THE INSTALMENT NOTE SECURED

THE BORROWER AND LENDER

ITNATAOTMI

FOR THE PROTECTION OF BOTH

1000 PM Form 8(1) R.1/95 CTTC Trisa Deed 7, Individual Mongagor One Instalment Mote Interest Included in Payment. Use with CTTC Mote 7.

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

[ ] Recorders Box 333

:oT lisM [x]

Chicago, Illinois 60606 205 W. Randolph, Suite 1240 Sperwin M. Winer

UNOFFICIAL COPY

LEGAL DESCRIPTION OF PREMISES COMMONLY KNOWN AS UNIT 408, 7141 NORTH KEDZIE AVENUE, CHICAGO, ILLINOIS 60645.

Unit 408 as delineated on the plat of survey of the following described parcel of real estate (hereinafter referred to as "Parcel"): The North half of the North West quarter of the North West quarter of Section 36, Township 41 North, Range 13 East of the Third Principal Meridian (except the North 33 feet thereof, the East 698 feet thereof, and the West 40 feet thereof and except therefrom that part described as follows: Beginning on the South line of West Touhy Avenue at a point 26 feet East of the intersection of the East line of North Kedzie Avenue and the South line of West Touhy Avenue; thence South parallel to said line of North Kedzie Avenue 100 feet; thence South West 352.26 feet to a point on said East line of North Kedzie Avenue, said point being 150.00 feet South of said South line of West Touhy Avenue; thence North, along said East line of North Kedzie Avenue, 450.00 feet, to said South line of West Touhy Avenue; thence East, along said South line of West Touhy Avenue, 26.00 feet to the Point of Beginning) in Cook County, Illinois, which plat of survey is attached as Exhibit A to the Declaration of Condominium Ownership by Centex Homes Corporation, recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document 21906206 together with an undivided .6282 per cent interests in the above described parcel, excepting therefrom all of the units, as defined and set forth in the said Declaration of Condominium Ownership and Survey.

10-36-100-015-1050 Permanent Index Number: Clerts

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Property of Coot County Clert's Office

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