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TRUST DEED

CTTC Trust Deed 7
 Individual Mortgagor
 One Instalment Note
 Interest Included in Payment
 Form 804 (IL) R. 9/95

96814684

DEPT-01 RECORDING \$27.50
 T#0004 TRAN 8751 10/25/96 15:18:00
 #1666 VF *-96-814684
 COOK COUNTY RECORDER

THIS DOCUMENT PREPARED BY
 KEVIN P. PETERSON
 1320 E. ALGONQUIN RD APT 1L
 SCHAUMBURG, IL. 60173

79504

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.

THIS INDENTURE, made October 19 19 96, between ALLEN J. GROVE JR. AND VIRGINIA A. GROVE HUSBAND AND WIFE JOINT TENNANTS 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 Note",

in the Total of Payments of \$, or
 XX in the Principal Amount of Loan of \$ 9850.14 , together with interest on unpaid balances of the Principal Amount of Loan at the Agreed Rate of Finance Charge Per Year set forth in the Note,

evidenced by one certain Note of the Mortgagors of even date herewith, made payable to THE ORDER OF BEARER, the last payment to fall due on November 24, 1999. It is the intention hereof to secure the payment of the total indebtedness of Mortgagors to the Holders of the Note, within the limits prescribed herein.

NOW THEREFORE, the Mortgagors to secure the payment of the said indebtedness in accordance with the terms, provisions and limitations of this trust deed, and also to secure the repayment of any and all future advances and sums of money which may from time to time hereafter be advanced or loaned to Mortgagors by the Holders of the Note, provided however, that the principal amount of the outstanding indebtedness owing to the Holders of the Note by Mortgagors at any one time shall not exceed the sum of \$200,000.00, and also to secure 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:

PARCEL 1: LOT 82 IN PARKWOOD VILLAGE, UNIT NUMBER 2, BEING A SUBDIVISION OF PART OF THE NORTH EAST 1/4 OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OF SAID PARKWOOD VILLAGE, UNIT NUMBER 2, RECORDED OCTOBER 2, 1974, AS DOCUMENT NUMBER 22865813 IN COOK COUNTY, ILLINOIS
 PARCEL 2: EASEMENTS FOR THE BENEFIT OF PARCEL 1 CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, OF PARKWOOD VILLAGE, RECORDED OCTOBER 3, 1974, AS DOCUMENT NUMBER 22866213, IN THE RECORDS OF COOK COUNTY ILLINOIS, AND BY SUPPLEMENT NUMBER 1 TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRECTIONS FO PARKWOOD VILLAGE, RECORDED OCTOBER 10, 1974, AS DOCUMENT NUMBER 22873469, IN THE RECORDS OF COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 06-18-219-029-0000

CHA: 179 Highway Dr.
 Elgin

F	2750	A
		P
	2750	V
I		

96814684

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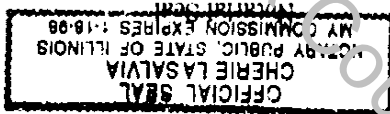
4. In case of default therein, Trustee or the holders of the notes, may, but need not, make any payment or perform any act hereunder required of Mortgagees in any form and manner deemed expedient, and may, but need not, make full or partial payments of principal or interest on prior encumbrances, if any, and purchase, discharge, compromise or settle any tax lien

holders of the notes, and in case of insurance about to expire, shall deliver renewal policies not less than ten days prior to the standard mortgage clause to be attached to each policy, and shall deliver all policies, including additional and renewal policies, to policies payable, in case of loss or damage, to Trustee for the benefit of the holders of the notes, such rights to be evidenced by the same or to pay in full the indebtedness secured hereby, all in companies satisfactory to the holders of the notes, under insurance policies providing for payment by the insurance companies of moneys sufficient either to pay the cost of replacing or repairing the damage by fire, lightning or windstorm (and flood damage, where the lender is required by law to have its loan so insured) under 3. Mortgagees shall keep all buildings and improvements now or hereafter situated on said premises insured against loss or

Trustee or to holders of the notes during the term of this mortgage. To prevent default hereunder Mortgagees shall pay in full under charges, sewer service charges, and other charges against the premises when due, and shall, upon written request, furnish to 2. Mortgagees shall pay before any penalty attaches all general taxes, and shall pay special taxes, special assessments, water municipal ordinance.

respect to the premises and the use thereof; (f) make no material alterations in said premises except as required by law or now or at any time in process of erection upon said premises; (g) comply with all requirements of law or municipal ordinances with the discharge of such prior lien to Trustee or to holders of the note; (d) complete within a reasonable time any building or building mechanics or other liens or claims for lien not expressly subordinated to the lien hereof; (e) pay when due any indebtedness which may be secured by a lien or charge on the premises superior to the lien hereof; and upon request exhibit satisfactory evidence of 1. Mortgagees shall (a) promptly repair, restore, rebuild any building or improvements now or hereafter on the premises which may become damaged or be destroyed; (b) keep said premises in good condition and repair, without waste, and free from

THE COVENANTS, CONDITIONS AND PROVISIONS PREVIOUSLY REFERRED TO ARE:



Notary Public

Cherie LaSalvia

Given under my hand and Notarial Seal this 19 day of October, 1996.

who personally known to me to be the same person (s) whose name (s) subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

I, CHERIE LaSalvia, Notary Public in and for the County of KANE, State of Illinois, do hereby certify that Allen J. Grove Jr. and Virginia A. Grove

ALLEN J. GROVE JR. [SEAL]
VIRGINIA A. GROVE [SEAL]

WITNESS the hand and seal of Mortgagees the day and year above written.
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 Illinois, which said rights and benefits the Mortgagees do hereby expressly release and waive.
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 hereafter placed in the premises by the mortgagees or their successors or assigns shall be considered as constituting part of the real estate.
inador beds, awnings, stoves, and water heaters.
ventilation, including (without restricting the foregoing), screens, window shades, storm doors and windows, floor covering, used to supply heat, gas, air conditioning, water, light, power, refrigeration (whether single units or centrally controlled), and on a party with said real estate and not secondarily), and all apparatus, equipment or articles now or hereafter therein or thereon and profits thereof for so long and during all such times as Mortgagees may be entitled thereto (which are pledged primarily and TOGETHER with all improvements, tenements, easements, fixtures and appurtenances thereto belonging, and all rents, issues which with the property hereinafter described, is referred to herein as the "premises".

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- or other 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 attorney's 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 inquiry 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 attorney's 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 deed has been fully paid; and Trustee may execute and deliver a release hereof to and at the

50314981

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ELGIN, IL. 60120
179 HIGHBURY DRIVE,

FOR RECORDERS INDEX
PURPOSES INSERT STREET
ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE

SCHAUMBURG, IL. 60173
1320 E. ALGONQUIN RD APT 1E
KEVIN P. PETERSON
[X] Mail To:

[] Recorders Box 333

MAIL TO



CTTC Trust Deed 7, Individual Borrower (One Installment Note Interest Included in Payment)
Form 804 (L) R. 3/95

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

BY Kevin P. Peterson
Assistant Vice President, Assistant Secretary
CHICAGO TITLE AND TRUST COMPANY, TRUSTEE

Identification No. 755344

The provisions of the "Trust and Trustees Act" of the State of Illinois shall be applicable to this Trust Deed.
16. Before releasing this trust deed, Trustee or successor shall receive for its services a fee as determined by its rate schedule in effect when the release deed is issued. Trustee or successor shall be entitled to reasonable compensation for any other act or service performed under any provisions of this trust deed.

15. This Trust Deed and all provisions hereof, shall extend to and be binding upon Mortgagees and all persons claiming under or through Mortgagees, and the word "Mortgagees" when used herein shall include all such persons and all persons liable for the payment of the indebtedness or any part thereof, whether or not such persons shall have executed the principal notes or this Trust Deed.
14. Trustee may resign by instrument in writing filed in the office of the Recorder of Deeds in which this instrument shall have been recorded or filed. Any Successor in Trust hereunder shall have the identical title, powers and authority as are herein given Trustee.
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