

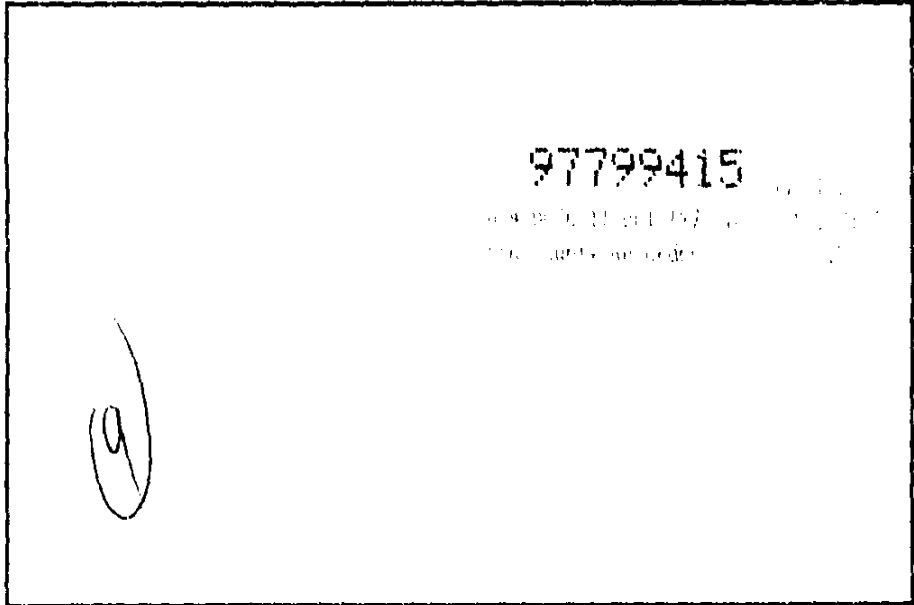
# UNOFFICIAL COPY



## TRUST DEED

Trust Deed 7 Individual  
Mortgagor One Instalment Note  
Interest Included in Payment  
USE WITH NOTE 7  
Form 807 R.10/95

97799415



(9)

10/23/97  
802277

This trust deed consists of six pages (3 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 1, 1997, between MILAN GRBAVAC and JAGODA GRBAVAC herein referred to as "Mortgagors" and THE CHICAGO 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 Principal Sum of THREE HUNDRED FIFTY THOUSAND (\$350000.00) DOLLARS, evidenced 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 1, 1997, on the balance of principal remaining from time to time unpaid at the rate of 9 3/8 per cent per annum in installments (including principal and interest) as follows: \$2937.19 Dollars or more on the 1ST day of NOVEMBER 1997 and \$2937.19 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 be due on the 1ST day of OCTOBER, 2002. 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:

1. \$ 175.00 PER LATE PAYMENT, or
2. PERCENT OF THE TOTAL MONTHLY PAYMENT, or
3. NO LIQUIDATED DAMAGES FOR LATE PAYMENT.

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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 WOLIN-LEVIN, INC., 1740 E. 55TH STREET, CHICAGO, ILLINOIS-----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:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A".

COMMON ADDRESS: 1748-56 E. 71ST PLACE, CHICAGO, IL

P. I. N.: 20-25-103-006-0000

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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 thereof for so long and during all such times as Mortgagors may be entitled thereto (which are pledged primarily and on a parity with said real estate and not secondarily), and all apparatus, equipment or articles now or hereafter therein or thereon used to supply heat, gas, air conditioning, water, light, power, refrigeration (whether single units or centrally controlled), and ventilation, including (without restricting the foregoing), screens, window shades, storm doors and windows, floor coverings, inador beds, awnings, 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 hereafter placed in the premises by the mortgagors or their successors or assigns shall be considered as constituting part of the real estate.

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 Mortgagors do hereby expressly release and waive.

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

\_\_\_\_\_[SEAL]

Milan Grbavac [SEAL]  
MILAN GRBAVAC

\_\_\_\_\_[SEAL]

2. Jagoda Grbavac [SEAL]  
JAGODA GRBAVAC

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STATE OF ILLINOIS

SS

COUNTY OF COOK

I, Blago Loncar

a Notary Public in and for the residing in said

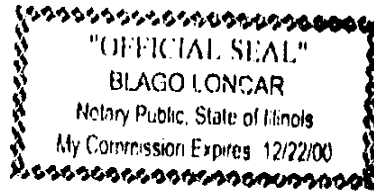
County, in the state aforesaid, DO HEREBY CERTIFY THAT MILAN GRBAVAC and JAGODA GRBAVAC

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.

Given under my hand and Notarial Seal this 10 day of, OCTOBER 19 97.

Notary Public

Notarial Seal



THE COVENANTS, CONDITIONS AND PROVISIONS PREVIOUSLY REFERRED TO ARE:

1. Mortgagors shall (a) promptly repair, restore and rebuild any buildings 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 mechanic's or other liens or claims for lien not expressly subordinated to the lien hereof; (c) 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 the discharge of such prior 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 of erection upon said premises; (e) comply with all requirements of law or municipal ordinances with respect to the premises and the use thereof; (f) make no material alterations in said premises except as required by law or municipal ordinance.
2. Mortgagors shall pay before any penalty attaches all general taxes, and shall pay special taxes, special assessments, water charges, sewer service charges, and other charges against the premises when due, and shall, upon written request, furnish to Trustee or to holders of the notes duplicate receipts therefor. To prevent default hereunder Mortgagors shall pay in full under protest, in the manner provided by statute, any tax or assessment which Mortgagors desire to contest.
3. Mortgagors 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 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 the indebtedness secured hereby, all in companies satisfactory to the holders of the notes, under insurance 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 standard mortgage clause to be attached to each policy, and shall deliver all policies, including additional and renewal policies, to holders of the notes, and in case of insurance about to expire, shall deliver renewal policies not less than ten days prior to the respective dates of expiration.

Handwritten initials or signature.

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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 any act hereinbefore required of Mortgagors 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 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 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.

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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 litigating 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 any person who shall either before or after maturity thereof, produce and exhibit to Trustee the principal notes, representing that all indebtedness hereby secured has been paid, which representation Trustee may accept as true without inquiry. Where a release is requested of a successor trustee, such successor trustee may accept as the genuine notes herein described any notes which bear an identification number purporting to be placed thereon by a prior trustee hereunder or 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 the makers thereof; and where the release is requested of the original trustee and it has never placed its identification number on the principal notes



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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.

14. Trustee may resign by instrument in writing filed in the office of the Recorder or Registrar of Titles 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.

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 of the indebtedness or any part thereof, whether or not such persons shall have executed the principal notes or 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 of successor shall be entitled to reasonable compensation for any other act or service performed under any provisions of this trust deed.

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

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

Identification No. 802277

THE CHICAGO TRUST COMPANY, TRUSTEE

BY *Alan D. H. [Signature]*  
Assistant Vice President, Assistant Secretary.

Trust Deed 7. Individual Mortgagor One Instalment Note Interest Included in Payment. Use with Note 7.  
Form 807 R.10/95

6.

[ ] RECORDER'S OFFICE BOX NUMBER 333

INSTRUMENT PREPARED BY AND  
[x] MAIL TO:

NAME RONALD ROMAN  
SUITE 2101  
STREET 180 N. LASALLE ST.  
CITY CHICAGO, IL 60601

FOR INFORMATION ONLY INSERT  
STREET ADDRESS OF ABOVE  
DESCRIBED PROPERTY HERE

1748-56 E. 71ST PLACE

CHICAGO, IL 60649

4 10 9 06E3

9779415

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**RIDER ATTACHED TO AND MADE A PART OF THAT CERTAIN TRUST DEED DATED OCTOBER 1, 1997, BETWEEN MILAN GRBAVAC and JAGODA GRBAVAC, MORTGAGOR, AND THE CHICAGO TRUST COMPANY AS TRUSTEE.**

1. To further secure the payment of said principal sum of money and interest thereon, Mortgagor agrees to deposit with the holder of the note on the first day of each month, commencing November 1, 1997, until the indebtedness hereby secured shall have been fully paid, an amount equal to one-twelfth (1/12) of the annual real estate taxes and special assessment levies all to be calculated based upon the most recent ascertainable costs therefor. Mortgagor shall also keep and maintain property insurance to insure against loss by fire, vandalism, and malicious mischief and all other customary and usual coverage in an amount of not less than Four Hundred Fifty Thousand Dollars (\$450,000.00). Said sums shall be held by the holders of the note in accordance with the terms and provisions of this Paragraph 1, without any allowance of interest, and may be applied by said holders toward payment of taxes and special assessment levies when due, but the holders of the note shall be under no obligation to ascertain the correctness of or to obtain the tax or special assessment levies, or attend to the payment thereof, except upon the presentation of such bills by Mortgagor. Mortgagor agrees to deposit within ten (10) days after receipt of demand therefor any deficiency in the aggregate of such monthly deposits in the event the tax or special assessment levies bills when issued shall be in excess thereof. If the funds so deposited exceed the amount required to pay such taxes or special assessment levies, as they accrue for any year, the excess shall be applied on a subsequent deposit or deposits. Mortgagor acknowledges that the sums so deposited shall create a debtor-creditor relationship only and shall not be considered to be held by the holders of the note in trust and that the holders shall not be considered to have consented to act as the Mortgagor's agent for the payment of such taxes or special assessment levies. In the event of a default in any of the provisions contained in the Trust Deed or in the Note secured thereby, the holders of the note may at their option, without being required to do so, apply any monies at the time deposited on any of Mortgagor's obligations herein or in the note contained in such order or manner as the holders of the note may elect. When the indebtedness secured hereby has been fully paid, any remaining deposits shall be paid to the Mortgagor or to the owner or owners of the mortgaged premises.

2. Mortgagor shall pay, in addition to all other sums hereby and in the Note required to be paid, the sum of ONE HUNDRED SEVENTY FIVE (\$175.00) DOLLARS as a late charge for each and every payment not received in the office specified on or before ten (10) days from the due date, which sum shall become immediately due and payable.

3. To the extent permitted by law, all parties hereto, their heirs, successors or assigns, as the case may be, hereby waive any and all rights of redemption under any order of decree of foreclosure of this Trust Deed, on their own behalf and on behalf of all persons beneficially interested therein, and each and every person except decree or judgment creditors of all parties hereto, their heirs, successors or assigns, as the case may be, acquiring any interest in or title to the premises subsequent to the date of this Trust Deed.

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4. Mortgagor shall have the privilege of prepayment of the Note secured by this Trust Deed at any time, in whole or in part, without penalty.

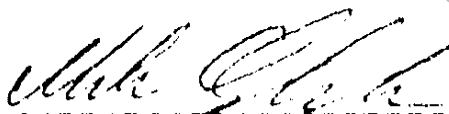
5. In the event Mortgagor sells, transfers, assigns, hypothecates, or otherwise disposes of the Real Estate (or enters into articles or contracts therefor), or in the event Mortgagor permits a lien to attach to the premises, the holders of the Note shall have the right to declare immediately due and payable the principal sum secured hereby and all interest accrued thereon, at any time such event takes place or thereafter, and such occurrence shall be an event of default.

6. To further secure the payment of the principal sum due hereunder, there shall be delivered to the holder of the note secured hereby an Assignment of Rents. Mortgagor shall not enter into any leases which permit the offsetting or rent by any tenant for any reason whatsoever nor shall Mortgagor collect prepaid rent for any period in excess of sixty (60) days.

7. Any forbearance by the holder of the Note secured by this Trust Deed in exercising any right or remedy hereunder or otherwise afforded by applicable law shall not be a waiver, election, or preclude the exercise of any such right or remedy.

8. In the event any part, portion or provision of this Trust Deed or Note secured hereby shall for any reason be illegal, invalid or unenforceable, then such part, portion or provision shall be deemed separate and severable from the remaining terms and provisions, and such remaining terms and provisions shall remain in full force and effect, the same as if such part, portion or provision thereof declared illegal, invalid or unenforceable had not been part thereof.

9. When the terms and provisions contained in the Rider to Trust Deed in any way conflict with any other terms and provisions in the Trust Deed, the terms and provisions contained in the Rider to the Trust Deed shall prevail.



MILAN GRBAVAC



JAGODA GRBAVAC

Identification No. \_\_\_\_\_

GRBAVAC TO

802277

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Legal Description:

LOT 1 (EXCEPT THE NORTH 77 FEET) AND LOT 2 (EXCEPT THE WEST 75 FEET OF THE NORTH 167.06 FEET OF SAID LOT 2 AND EXCEPT THE NORTH 77 FEET OF REMAINDER OF LOT 2) IN MURRAY WOLBACH'S ADDITION TO SOUTH SHORE IN THE NORTH WEST 1/4 OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 28, 1916 AS DOCUMENT NO. 5938751 IN COOK COUNTY, ILLINOIS.

RECORDED

Property of Cook County Clerk's Office

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