

TRUST DEED UNOFFICIAL COPY 75524

CTTC Trust Deed 9  
Individual Mortgagor  
Secures One Installment Note  
Interest or Addition to Payment  
USE WITH CTTC NOTE 9  
Form 134 R.1/95 803629

MTZ 2013203

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 DECEMBER 16, 19 97, between JOHN F. ZAREMBA and ALEXIA VARGAS ZAREMBA, his wife, 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 ONE HUNDRED FIFTY FIVE THOUSAND TWO HUNDRED AND NO/100 (\$155,200.00) ----- 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 in installments as follows \$1,505.68 Dollars or more on the 15<sup>th</sup> day of January 19 98, and \$1505.68 Dollars or more on the 15<sup>th</sup> day of each month thereafter, to and including the 15<sup>th</sup> day of November 2000 with a final payment of the balance due on the 15<sup>th</sup> day of December, 2000

at the rate of 8-1/4 per cent per annum; provided that each installment unless paid when due shall result in liquidated damages of:

- 1. \$75.00 PER LATE PAYMENT IF NOT RECEIVED WITHIN 15 DAYS OF DUE DATE EXCEPT THE FINAL PAYMENT WHICH SHALL BEAR INTEREST AT 11-3/4

and all of said principal and interest being made payable at such failing house or trust company in AVENTURA, FL. 33180 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 GERALD D. SCHREIBER, 3731 N. Country Club Drive, 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, his 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: PER LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

which with the property hereinafter described, is referred to herein as the "premises," THE TERMS AND CONDITIONS OF THE RIDER ATTACHED HERETO ARE HEREBY INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN.

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, linoleum 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, his 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.

This Trust Deed consists of two pages. The covenants, conditions and provisions appearing on page 2 (the reverse side of this trust deed) are incorporated herein by reference and are a part hereof and shall be binding on the mortgagor, his successors and assigns.

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

[Signature] (SEAL)  
JOHN F. ZAREMBA

[Signature] (SEAL)  
ALEXIA VARGAS ZAREMBA

\_\_\_\_ (SEAL)

\_\_\_\_ (SEAL)

STATE OF ILLINOIS

§§

County of COOK

I, the undersigned, a Notary Public in and for the residing in said County, in the state of Illinois, DO HEREBY CERTIFY THAT JOHN F. ZAREMBA and ALEXIA VARGAS ZAREMBA, his wife,

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 16th day of, December, 1997)

[Signature]  
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 situated 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 notes; (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.
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

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## PARCEL 1:

Unit 211, in the Jefferson Courte Condominium as delineated on a survey of the following described real estate:

lots 21 to 25 in Block 5 in Free's Addition to Village of Jefferson, a Subdivision of part of the Southeast 1/4 of Section 8, Township 40 North, Range 13, East of the Third Principal Meridian, South of the Indian Boundary Line in Cook County, Illinois, which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document Number 92981535 together with its undivided percentage interest in the common elements, in Cook County, Illinois

## PARCEL 2:

The exclusive right to the use of Parking Space 16; Storage Space 16, limited common elements as delineated on the survey attached to the Declaration aforesaid recorded as Document 92981535.

Permanent Index Number: 13-08-428-041-1011

Commonly known as Unit 211, 4848 N. Central Avenue, Chicago, IL 60630

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prior lien or title or claim thereof, or redemption 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 lien 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



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CHICAGO, IL. 60630  
UNIT 211, 4848 N. CENTRAL AVENUE  
DESCRIBED PROPERTY HERE  
ADDRESS OF ABOVE  
PURPOSES INSERT STREET  
FOR RECORDER'S INDEX

This instrument prepared by:  
Kenneth M. Zak, P.C.  
Kenneth M. Zak  
4758 N. Milwaukee Avenue  
Chicago, IL. 60630

Mail To: GERALD D. SCHREIBER  
3731 N. COUNTRY CLUB DRIVE  
AVENTURA, FL. 33180

[ ] Recorders Box 333

CTTC Trust Deed 9, Individual Mortgagor Secures One Instalment Note Interest In Addition to Payment Use with CTTC Note 9  
Form 134 R.1/95

IMPORTANT!  
FOR THE PROTECTION OF BOTH  
THE BORROWER AND LENDER  
THE INSTALMENT 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. 803629  
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.  
14. Trustee may resign by instrument in writing filed in the office of the Recorder 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 or successor shall be entitled to reasonable compensation for any other act or service performed under any provisions of this trust deed.  
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 purpose 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 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 purpose to be executed by the persons herein designated as the makers thereof.

PROTECTED

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RIDER

This Rider is attached to and made a part of a Trust Deed dated December 16, 1997, by and between JOHN F. ZAREMBA and ALEXIA VARGAS ZAREMBA, his wife, as Mortgagors, and CHICAGO TITLE AND TRUST COMPANY, an Illinois Corporation, as Trustee.

The following terms and conditions are hereby incorporated into said Trust Deed by reference and made a part thereof as though fully set forth therein.

1. The Mortgagors acknowledge that this Trust Deed is a part purchase money trust deed and represents a portion of the purchase price of the premises commonly known as Unit 211, 4848 N. Central Avenue, Chicago, Illinois, 60630.

2. That in addition to the payments of principal and interest provided in the Installment Note secured by the Trust Deed, the Mortgagors expressly agree to deposit with Gerald D. Schreiber, Holder of said Installment Note, a sum equal to one-twelfth (1/12) of the annual real estate taxes for the above premises with each monthly payment of principal and interest as and for a tax escrow. Upon receipt of a bill for each installment of the real estate taxes, Gerald D. Schreiber shall remit payment for same to the extent that funds are available in the tax escrow.

3. That in addition to the payment of the monthly installments of principal, interest and tax reserve, the Mortgagors agree to promptly pay any and all assessments of the condominium association for the subject unit and to hold the Trustee harmless from the payment thereof.

4. That in the event the Installment Note secured by the Trust Deed shall be in arrears for a period in excess of fifteen (15) days of the due date of any payment due thereunder, the Holder of the Installment Note secured hereby shall have the right, without notice, to demand and collect the payment of any rentals due for the subject unit to cure such default.

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5. That during the term of the Installment Note secured hereby, the Mortgagors expressly agree that no second mortgage or other lien shall be permitted to be placed on the subject premises without first obtaining the written consent of the Holder of the Installment Note

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RIDER (Page 2 )

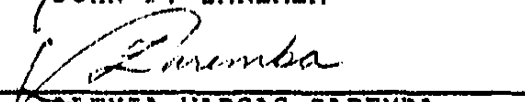
and should the Mortgagors permit any lien to be placed against the premises, such action shall be deemed a default hereunder.

6. That in the event the subject premises shall be sold or any interest therein conveyed or assigned without first obtaining the written consent of the Holder of the Installment Note, the Holder of the Installment Note shall have the right to declare the entire principal balance and accrued interest under said Installment Note immediately due and payable.

7. The Mortgagors hereby reserve the right to prepay the Installment Note secured hereby in whole or in part at any time without penalty.

  
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JOHN F. ZAREMBA

  
\_\_\_\_\_

ALEXIA VARGAS ZAREMBA

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