

This Indenture, Made September 4, 19 86, between MELROSE PARK BANK AND TRUST, an Illinois Corporation, not personally but as Trustee under the provisions of a Deed or Deeds in trust duly recorded and delivered to said Bank in pursuance of a Trust Agreement dated August 28, 1986 and known as trust number 5897 herein referred to as "First Party," and CHICAGO TITLE AND TRUST COMPANY, an Illinois corporation herein referred to as TRUSTEE, witnesseth:

THAT, WHEREAS First Party has concurrently herewith executed an instalment note bearing even date herewith in the PRINCIPAL SUM OF

SEVENTY THOUSAND AND NO/100 - - - - (\$70,000.00) - - - - - DOLLARS,

made payable to the order of ~~XXXXX~~ FIRST SUBURBAN NATIONAL BANK and delivered, in and by which said Note the First Party promises to pay out of that portion of the trust estate subject to said Trust Agreement and hereinafter specifically described, the said principal sum

\*and interest on the balance of principal remaining from time to time unpaid at the rate of 11% per cent per annum in instalments as follows: NINE HUNDRED SIXTY-FOUR AND 26/100 DOLLARS - (\$964.26) - on the 30th day of October 1986, and NINE HUNDRED SIXTY-FOUR AND 26/100 DOLLARS - (\$964.26) - on the 30th day of each and every 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 30th day of September 19 96, 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 the principal of each instalment unless paid when due shall bear interest at the rate of twelve (12%) per cent per annum,\*

~~the instalments as follows: DOLLARS on the day of 19, and DOLLARS on the day of each thereafter to and including the day of 19, with a final payment of the balance due on the day of 19, together with interest on the principal balance from time to time unpaid at the rate of per cent per annum, payable with and at the time for, and in addition to each of the said principal instalments; provided that each of said instalments of principal shall bear interest after maturity at the rate of per cent per annum.~~

and all of said principal and interest being made payable at such place in Maywood, Illinois, as the holder or holders of the note may, from time to time, in writing appoint, and in absence of such appointment, then at the office of FIRST SUBURBAN NATIONAL BANK in said State of Illinois;

NOW, THEREFORE, First Party 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 also in consideration of the sum of One Dollar in hand paid, the receipt whereof is hereby acknowledged, does by these presents grant, remise, release, alien and convey unto the Trustee, its successors and assigns, the following described Real Estate situate, lying and being in the Village of Maywood COUNTY OF COOK AND STATE OF ILLINOIS, to-wit:

- \*\* Lot seventeen (17) (except the South 23.6 feet thereof) All of Lot eighteen (18) the South 19.8 feet of Lot nineteen (19) in Block one hundred thirty (130) in Maywood, a Subdivision of parts of Sections 2, 11 and 14, Township 39 North, Range 12, East of the Third Principal Meridian \*\*

Commonly known as 1004-1006 South 5th Avenue, Maywood, Illinois 60153 Permanent Index No. 15-14-103-008 All 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 First Party, its successors or assigns 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, in-a-door 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 First Party or its successors or assigns shall be considered as constituting part of the real estate.

NOTE: If interest is payable in addition to stated instalments, strike out from \* to \*. If stated instalments include interest, strike out from † to †.

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6. 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 provisions of any law or insolvency act at the time of application.

5. 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 note, with interest thereon as herein provided; third, all principal and interest remaining unpaid on the note; fourth, any overplus to First Party, its legal representatives or assigns, as their rights may appear.

4. When the indebtedness hereby secured shall become due, whether by acceleration or otherwise, holders of the note 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 note for attorneys' fees, Trustee's fees, appraiser's fees, surveyor's fees, 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, guaranty and policies, Torrens certificates, and similar data and assurances with respect to title as Trustee or holders of the note may deem to be reasonably necessary either to prosecute such suit or to evidence 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 the rate of per cent per annum, when paid or incurred by Trustee or holders of the note 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.

3. At the option of the holders of the note and without notice to First Party, its successors or assigns, all unpaid indebtedness secured by this trust deed shall, notwithstanding anything in this note or in this trust deed to the contrary, become due and payable (a) immediately in the case of default in making payment of any installment or interest on the note, or (b) in the event of the failure of First Party or its successors or assigns to do any of the things specifically set forth in paragraph one hereof and such default shall continue for three days, said option to be exercised at any time after the expiration of said three day period.

2. The Trustee or the holders of the note 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.

1. Until the indebtedness hereof shall be fully paid, and in case of the failure of First Party, its successors or assigns to: (1) promptly repair, restore or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or be destroyed; (2) keep said premises in good condition and repair, without waste, and free from mechanics or other liens or claims for lien not expressly subordinated to the lien hereof; (3) 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; (4) complete within a reasonable time any building or buildings now or at any time in process of erection upon said premises; (5) comply with all requirements of law or municipal ordinances of law or ordinances of the premises; (6) refrain from making material alterations in said premises except as required and the use thereof; (7) pay before any jointly attached all general taxes, and pay special taxes, special assessments, water, sewer service charges, and other charges against the premises when due, and upon written request, to furnish to Trustee or to holders of the note duplicate receipts therefor; (8) pay in full under protest in the manner provided by statute, any tax or assessment which First Party may desire to contest; (9) keep all buildings and improvements now or hereafter situated on said premises insured against loss or damage by fire, lightning or windstorm 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 note, under insurance policies payable, in case of loss or damage, to Trustee for the benefit of the holders of the note, such rights to be evidenced by the standard mortgage clause to be attached to each policy; and to deliver all policies, including additional and renewal policies, to holders of the note, and in case of insurance about to expire, to deliver renewal policies not less than ten days prior to the respective dates of expiration; then Trustee or the holders of the note may, but need not, make any payment or perform any act herebefore set forth 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, assign, compromise or settle any tax lien or other prior lien or title or claim thereof, or receive from any tax sale or foreclosure 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 note to protect the mortgaged premises and the lien hereof, this reasonable compensation to Trustee for each matter concerning which action 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 the rate of per cent per annum. Inaction of Trustee or holders of the note shall never be considered as a waiver of any right accruing to them on account of any of the provisions of this paragraph.

## IT IS FURTHER UNDERSTOOD AND AGREED THAT:

TO HAVE AND TO HOLD the premises unto said Trustee, its successors and assigns, forever, for the purposes, and upon the uses and trust herein set forth.

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RIDER ATTACHED TO THAT CERTAIN TRUST DEED DATED SEPTEMBER 4, 1986, EXECUTED BY MELROSE PARK BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 28, 1986, AND KNOWN AS TRUST NO. 5897, COVERING THE PROPERTY AT 1004-1006 SOUTH 5TH AVENUE, MAYWOOD, ILLINOIS, IS EXPRESSLY MADE A PART THEREOF AS THOUGH FULLY INCORPORATED THEREIN

11. Mortgagor agrees to deposit with the holder of the note described herein a sum each month equal to one-twelfth (1/12th) of the annual real estate taxes, and a sum each month equal to one-twelfth (1/12th) of the annual insurance premiums, which deposits shall be in addition to and made at the same time as the stipulated payments provided for hereunder; and, further, such deposits shall bear no interest.

12. Mortgagor does further covenant and agree that they will not transfer or cause to be transferred or suffer an involuntary transfer of any interest, whether legal or equitable and whether possessory or otherwise in the mortgaged premises, to any third party so long as the debt secured hereby subsists, without the advance written consent of the holder of the indebtedness, or its assigns, and further, that in the event of any such transfer by the Mortgagor without the advance written consent of the holder of the indebtedness, or its assigns, the holder of the indebtedness, or its assigns, may, in its or their sole discretion, and without notice to the Mortgagor, declare the whole of the debt hereby immediately due and payable.

MELROSE PARK BANK AND TRUST COMPANY, As Trustee as aforesaid and not personally

By:  Vice President

Attest:  Asst. Secretary

Executed and delivered by the MELROSE PARK NATIONAL BANK, not in its individual capacity, but solely in the capacity herein described for the purpose of lending the herein described property, and subject to the express condition, anything herein to the contrary notwithstanding, that the personal liability or responsibility is assumed by the MELROSE PARK NATIONAL BANK, by virtue hereof, all such personal liability or responsibility is expressly waived and released by all other parties hereto, and those claiming by, through or under them.

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for such receiver, of the person or persons, if any, liable for the payment of the indebtedness secured hereby, 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 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 time when First Party, its successors or assigns, 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: (1) The indebtedness secured hereby, or by any decree for 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; (2) the deficiency in case of a sale and deficiency.

7. Trustee or the holders of the note shall have the right to inspect the premises at all reasonable times and access thereto shall be permitted for that purpose.

8. Trustee has no duty to examine the title, location, existence, or condition of the premises, 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.

9. 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 note 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 note herein described any note which bears a certificate of identification purporting to be executed by a prior trustee hereunder or which conforms in substance with the description herein contained of the note and which purports to be executed on behalf of First Party; and where the release is requested of the original trustee and it has never executed a certificate on any instrument identifying same as the note described herein, it may accept as the genuine note herein described any note which may be presented and which conforms in substance with the description herein contained of the note and which purports to be executed on behalf of First Party.

10. 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. In case of the resignation, inability or refusal to act of Trustee, the then Recorder of Deeds of the county in which the premises are situated shall be Successor in Trust. Any Successor in Trust hereunder shall have the identical title, powers and authority as are herein given Trustee, and any Trustee or successor shall be entitled to reasonable compensation for all acts performed hereunder.

RIDER HERETO ATTACHED IS EXPRESSLY MADE A PART HEREOF

THIS INSTRUMENT PREPARED BY  
MAURICE L. LEWIS  
186 W. RANDOLPH STREET  
CHICAGO, ILL. 60601

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THIS TRUST DEED is executed by MELROSE PARK BANK & TRUST, not personally but as Trustee as aforesaid in the exercise of the power and authority conferred upon and vested in it as such Trustee (and said MELROSE PARK BANK & TRUST hereby warrants that it possesses full power and authority to execute this instrument), and it is expressly understood and agreed that nothing herein or in said note contained shall be construed as creating any liability on the said First Party or on said MELROSE PARK BANK & TRUST personally to pay the said note or any interest that may accrue thereon, or any indebtedness accruing hereunder, or to perform any covenant either express or implied herein contained, all such liability, if any, being expressly waived by Trustee and by every person now or hereafter claiming any right or security hereunder, and that so far as the First Party and its successors and said MELROSE PARK BANK & TRUST personally are concerned, the legal holder or holders of said note and the owner or owners of any indebtedness accruing hereunder shall look solely to the premises hereby conveyed for the payment thereof, by the enforcement of the lien hereby created in the manner herein and in said note provided or by action to enforce the personal liability of the guarantor, if any.

IN WITNESS WHEREOF, MELROSE PARK BANK & TRUST, not personally but as Trustee as aforesaid, has caused these presents to be signed by its Vice President, and its corporate seal to be hereunto affixed and attested by its Asst. Secretary, the day and year first above written.

MELROSE PARK BANK AND TRUST

As Trustee as aforesaid and not personally,

By *[Signature]* Vice President

ATTEST *[Signature]* Assistant Secretary

executed and delivered by the MELROSE PARK NATIONAL BANK, not in its individual capacity, but solely in the capacity herein described for the purpose of binding the herein described property, and subject to the express condition, anything herein to the contrary notwithstanding, that no personal liability or responsibility is assumed by the MELROSE PARK NATIONAL BANK, by virtue hereof, all such personal liability, if any being expressly waived and released by all other parties hereto, and those claiming by, through or under them.

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MELROSE

Box \_\_\_\_\_

# TRUST DEED

Melrose Park Bank and Trust

as Trustee  
To

Submitted by \_\_\_\_\_  
Address \_\_\_\_\_  
Trustee

Notarized  
Witness  
Deliver duplicates Trust  
Notarized  
Witness

MELROSE PARK BANK AND TRUST

MELROSE PARK, ILLINOIS

SHERMAN & LEWIS  
188 W WASHINGTON ST  
CHICAGO, ILL 60601

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The Installment Note mentioned in the  
within Trust Deed has been identified here-

with under Identification No. \_\_\_\_\_  
MELROSE PARK BANK AND TRUST

*Michael M. Plevitz*  
ESQ., Trustee

**IMPORTANT**

For the protection of both the borrower  
and lender, the name secured by this Trust  
Deed should be identified by the Trustee  
named herein before the Trust Deed is  
filed for record.

Box 171

NOTARIAL SEAL  
MELROSE PARK BANK AND TRUST  
MELROSE, ILLINOIS

*May Ellen Gower*  
Notary Public

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO  
HEREBY CERTIFY, THAT FRANK PELUSO  
Vice President of MELROSE PARK BANK AND TRUST, an Illinois Corporation,  
and JOANNE M. PLEVITZ Assistant Secretary of said Bank, who are personally known to me to be the same persons whose names are subscribed  
to the foregoing instrument as such Vice President and Assistant Secretary, respectively,  
appeared before me this day in person and acknowledged that they signed and delivered the  
said instrument as their own free and voluntary act and as the free and voluntary act of said  
Bank as Trustee as aforesaid, for the uses and purposes therein set forth; and the said  
Assistant Secretary then and there acknowledged that he/she as custodian of the corporate  
seal of said Bank, did affix the corporate seal of said Bank to said instrument as his/her own  
free and voluntary act and as the free and voluntary act of said Bank, as Trustee as aforesaid,  
for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 1986

STATE OF ILLINOIS  
COUNTY OF COOK