

AFTER RECORDING RETURN TO:
CITY FEDERAL SAVINGS BANK
S/O THE KISSELL COMPANY
30 Warder Street
Springfield, Ohio 45501

UNOFFICIAL COPY

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K#341943-9
32840 bmh

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ASSIGNMENT OF MORTGAGE

For value Received, PITTSBURGH NATIONAL BANK, a National Bank organized and existing under the laws of the United States of America, hereby sells, assigns and transfers to City Federal Savings Bank

all its right, title and interest in and to a certain mortgage executed by Nellie L. Sanders, divorced and not since remarried to James F. Messinger & Co., Inc.

and bearing date the 11th day of May A.D., 19 79, and recorded in the office of the Recorder of Cook County, State of ILLINOIS, in Volume No. _____ on Page _____ as Document No. 3091788

on the 15th day of May, A.D., 19 79, and described to wit: Lot Five(5) Lot Six(6) in Block Four(4), in First Addition to Cloverdale, being E.S. Robbins' Subdivision of that part of the West Half(1/2) of Lot Nine(9), and the East Half(1/2) of Lot 10, lying South of the center line of the Midlothian Turnpike, also the East Half(1/2) of Lot 15, and the West Half(1/2) of Lot 16, all in W.B. Egan's Subdivision of the North West Quarter(1/4) of Section 2, Town 36* Signed this 31st day of July A.D., 19 86.

*North, Range 13, East of the Third Principal Meridian.

CERTIFICATE OF TITLE #13087.8
VOLUME 2622-2 PAGE 380

PARCEL# 28-02-115-006-0000

1076
- 007
LOTS

DGJ

PITTSBURGH NATIONAL BANK


Mortgage Servicing Officer
ROGER D. JOHNSON

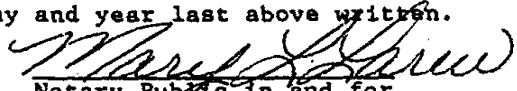
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STATE OF OHIO
COUNTY OF CLARK

On this 31st day of July A.D., 19 86, before me, the undersigned, a Notary Public in and for the State of Ohio, personally appeared ROGER D. JOHNSON to me personally known, who being duly sworn, did say that (s)he is the Mortgage Servicing Officer of PITTSBURGH NATIONAL BANK and that the seal affixed to the foregoing instrument is the National Bank seal of said National Bank and that said instrument was signed and sealed on behalf of said National Bank by authority of its Board of Directors, and the said ROGER D. JOHNSON acknowledged the execution of said instrument to be the voluntary act and deed of said National Bank by it voluntarily done and executed.

Witness my hand and notarial seal the day and year last above written.

PROPERTY ADDRESS:
3641 WEST 137th STREET
ROBBINS, ILLINOIS 60472


Notary Public in and for
said State of Ohio



MARY L. LAREY
Notary Public, State of Ohio
My Commission Expires June 29, 1989

Legal follows only

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NIP

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FEB 25 1998

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Register of Titles
Enter the document
No. of Cook County, Ill.

1308758
2622-L 380
120373
2/24/87
DANCHEZ

The Kennell Company
30 Wacker Street
Springfield Ohio

4350-1-988

Property of Cook County Clerk's Office

3207441

My Commission Expires June 26, 1989
MARY L. FARROW
State Public State of Ohio

the date and amount of the lien, how it is being repaid and state that those liens are current, up-to-date and not in default in any manner.

Failure of the Mortgagor to submit all of the above items within ten (10) days after request for same by Holder shall constitute a default.

Holder of the Note shall have the right to request the above quarterly during the term of the Purchase Money Trust Deed and Note.

(b) All other payments or charges required to be paid to comply with the terms and provisions of this Trust Deed and the Loan Agreement.

2. FUTURE LAWS.

That Mortgagor will promptly comply with, or cause compliance with, all present and future laws, ordinances, rules, regulations and other requirements of all governmental authorities having or claiming jurisdiction of or with respect to the Property or any portion thereof or the use or occupation thereof.

3. REPRESENTATION AS TO BUSINESS LOAN.

For purposes of determining the maximum lawful note of interest, the Mortgagor represents and agrees that the proceeds of the loan evidenced by the Note and Purchase Money Trust Deed will be used for business purposes. In no event shall the interest rate charged on the obligation be higher than the rate specified in the note and Purchase Money Trust Deed, except for the late charge specified herein.

4. MAINTENANCE AND REPAIRS.

That Mortgagor will keep and maintain, or cause to be kept and maintained, the Property (including the building and improvements thereon and the sidewalks, and curbs abutting the same) in good order and condition and in a rentable and tenable state of repair, and will make or cause to be made, as and when the same shall become necessary, all structural and nonstructural, exterior and interior, ordinary and extraordinary, foreseen and unforeseen repairs and all maintenance necessary to the end. Furthermore, and without limiting the generality of the foregoing, Mortgagor will suffer no waste to any building.

5. ESCROWS.

No escrows will be required at this time in regards to the payment of real estate taxes or insurance. In the event that Mortgagor fails to pay the above items in full, and in timely fashion or fails to provide timely and satisfactory evidence of payment of said items to the Holder of the Note, then said Holder may at its option and upon 30 days written notice require reserve funds be established in reasonable amounts to insure payment in timely fashion of said items. The location of said reserve funds

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will be at the Holder's choice and no interest will be paid to the Mortgagor. Any failure of Mortgagor to make the payment required in this paragraph shall constitute an event of default.

6. PREPAYMENT.

The balance of the principal due thereunder may be prepaid at any time without penalty. No prepayment shall relieve the Mortgagor from the next payment due hereunder of principal and interest. Any prepayment shall be first applied to unpaid interest to the date of prepayment and then to principal. No prepayment shall operate to reduce the payments provided for herein.

7. SALE, ASSIGNMENT, MORTGAGING OF PROPERTY.

The Mortgagor will not, without the prior written consent of Holder of the Note, sell, transfer, assign or otherwise dispose of any or all of its interest in the Property. Failure to comply with the above will be cause for acceleration of the outstanding principal balance owed hereunder, with immediate payment of all sums owed.

8. PRIORITY OF LIEN--NOTICE OF PROCEEDINGS.

That this Trust Deed is and will be maintained as a valid mortgage lien on the Property and that Mortgagor will not, directly or indirectly, create or suffer or permit to be created, or to stand against the Property, or any portion thereof, any lien (including any liens arising with respect to the payment of Impositions), security interest, encumbrance or charge prior to or upon a parity with the lien of this Trust Deed. Mortgagor will keep and maintain the Property free from all liens of persons supplying labor and materials entering in to the construction, modification, repair or maintenance of any building or improvement. If any such liens shall be filed against the Property, Mortgagor agrees to discharge the same of record within thirty (30) days after the liens are filed or, if not filed, Mortgagor has notice thereof. In no event shall Mortgagor do, or permit to be done, or omit to do, or permit the omission of, any act or thing, the doing of, or omission to do, which would impair the security of this Mortgage.

If any action or proceeding shall be instituted to evict Mortgagor or recover possession of the property or any part thereof, or for any other purposes affecting the Property or this Trust Deed, or any notice relating to a proceeding or a default is served on Mortgagor, Mortgagor will immediately, upon service thereof on or by Mortgagor, deliver to Holder of Note a true copy of each notice, petition, or other paper or pleading, however, designated.

9. OCCUPANCY.

That Mortgagor will not suffer or permit the general nature of the occupancy or use of the Property to be inconsistent with that of a retail store-front building.

10. LATE CHARGES.

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All payments provided for hereunder not paid within ten (10) days of its due date shall entitle the Holder of the Note to a late charge of 5% from the Mortgagee.

The Holder of the Note shall take no action with respect to a payment unless it is ten (10) or more days delinquent.

11. NO WAIVER.

That a waiver in one or more instances of any of the terms, covenants, conditions or provisions hereof or of the Note or any other documents given by Mortgagor to secure the Indebtedness, or any part thereof, shall apply to the particular instance or instances and at the particular time or times only, and no such waiver shall be deemed a continuing waiver, but all of the terms, covenants, conditions and other provisions of this Trust Deed and of such other documents shall survive and continue to remain in full force and effect.

12. CONDEMNATION.

Mortgagor agrees that all awards hereafter made by any public or quasi-public authority to the present and all subsequent owners of the property by virtue of an exercise of the right of eminent domain by such authority, including any award for a taking of title, possession or right of access to a public way, or for any change of grade of streets affecting the property shall be paid towards the unpaid principal amount owed and secured by this Purchase Money Trust Deed and Note.

13. NOTICES.

All notices, demands and requests given or required to be given by either party hereto and the other party shall be in writing. All notices, demands and requests by Holder of Note to Mortgagor shall be deemed to have been properly given if sent by U.S. registered or certified mail, postage prepaid, addressed to Mortgagor:

1912 North Milwaukee Avenue

Chicago, Illinois 60647

with a carbon copy to:

Mr. James Gately
4309 North Damen
Chicago, Illinois 60618

or to such other address as Mortgagor may from time to time designate by written notice to Holder of Note given as herein required. All Notices, demands and requests by Mortgagor to Holder of Note shall be deemed to have been properly given if sent by U.S.

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registered or certified mail, postage prepaid, addressed to Mortgagee at:

704 York Court

Roselle, Illinois 60172

with a carbon copy to:

Harvey L. Teichman
Attorney at Law
6300 North River Road, Suite 314
Rosemont, Illinois 60018

or to such other address as Holder of Note may from time to time designate by written notice to Mortgagor.

14. TRANSFER TO A LAND TRUST.

(a) If Mortgagor elects to have the property transferred to a land trust then Mortgagor's trustee shall execute all required loan documents with Mortgagor personally guaranteeing the sum indicated in the note by their personal signatures.

(b) If Mortgagor elects to have the property transferred to a land trust then Mortgagor will furnish Holder of the Note a certified copy of said land trust agreement showing Mortgagor holding a 100% beneficial interest in said land trust, and a collateral assignment of said beneficial interest to the Holder of the Note.

15. ADDITIONAL LIENS AND ALTERATIONS.

Mortgagor reserves the right to incur additional liens against the subject property provided the following conditions are adhered to:

(a) No lien can be on parity with or superior to the lien of this Purchase Money Trust and Note.

(b) All proceeds, goods, chattels and labor obtained pursuant to the incurring of a new lien(s) must be used solely and entirely for the benefit of the subject premises.

(c) The total amount of all liens against the subject premises must never exceed eighty (80%) percent of the fair market value of the subject premises (said 80% to include this Purchase Money Trust Deed) and can be paid in installments that do not in the total exceed eighty (80%) percent of the monthly rental income. All payments provided for herein (including but not limited to principal, interest, taxes and insurance) shall be included in the aforementioned limitation of eighty (80%) percent.

(d) Any repairs, remodeling or alterations costing Three Thousand (\$3,000.00) or more dollars shall require that the

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THAT Saul A. Lule and Jerome R. Grazinskas, both bachelors, who are personally known to me to be the same persons whose names 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 Notary Seal this 19 day of February, 1987.


Notary Public

This instrument jointly prepared by: Harvey L. Teichman, 6300 N. River Road, Suite 314, Rosemont, Illinois, 60018 and James Gately, 4309 N. Damen Ave., Chicago, Illinois 60618.

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STATE

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note identified 5134234 CR



TRUST DEED

[Handwritten Signature]

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CTTC 7

THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made February 19, 1987, between SAUL A. LULE, A Bachelor, and JEROME R. GRAZINSKAS, A Bachelor,

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 Instalment Note hereinafter described, said legal holder or holders being herein referred to as Holders of the Note, in the principal sum of

FORTY THOUSAND (\$40,000.00) and NO/100-----Dollars, evidenced by one certain Instalment Note of the Mortgagors of even date herewith, made payable to ~~THE ORDER OF~~ ~~BEARER~~ JACEK KAWCZYNSKI and BARBARA KAWCZYNSKI

and delivered, in and by which said Note the Mortgagors promise to pay the said principal sum and interest from March 1, 1987, on the balance of principal remaining from time to time unpaid at the rate of 9.5% per cent per annum in instalments (including principal and interest) as follows:

FIVE HUNDRED SEVENTEEN (\$517.60) and 60/100----- Dollars or more on the 1st day of March 1987, and FIVE HUNDRED SEVENTEEN (\$517.60) and 60/100----- 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 February 1989. 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 see rider per annum, and all of said principal and interest being made payable at such banking house or trust company in Rosemont, Illinois, as the holders of the note may, from time to time, in writing appoint, and in absence of such appointment, then at the office of in said City.

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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 consideration of the sum of One dollar in hand paid, the receipt whereof is hereby acknowledged, do by these presents CONVEY and WARRANT unto the Trustee, its successors and assigns, the following described Real Estate and all of their estate, right, title and interest therein, situate, lying and being in the City of Chicago COUNTY OF COOK AND STATE OF ILLINOIS, to wit:

LOT 35 IN BLOCK 12 IN PIERCE'S ADDITION TO HOLSTEIN IN SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

EAO

P.I.N. 14-31-308-004-0000 II 1912 N. Milwaukee Chi
SEE RIDER ATTACHED HERETO AND MADE PART HEREOF

This PURCHASE MONEY TRUST DEED jointly prepared by:
Harvey L. Teichman, 6300 N. River Rd., Suite 314, Rosemont, IL 60018 and
James Gately, 4309 N. Damen Ave., Chicago, IL 60618

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 in priority 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. and Rider

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 mortgagors, their heirs, successors and assigns.

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

Saul A. Lule [SEAL] Jerome R. Grazinskas [SEAL]
Saul A. Lule [SEAL] Jerome R. Grazinskas [SEAL]

STATE OF ILLINOIS, I, JAMES A. GATELY
Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY
County of Cook

THAT
Saul A. Lule and Jerome R. Grazinskas, both bachelors
who are personally known to me to be the same persons, whose name is described 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 19 day of February 1987.

[Handwritten Signature]
Notary Public

Notarial Seal

1. Mortgagors shall (a) promptly repair, restore or 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 note 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 may 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 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 shall deliver all policies, including additional and renewal policies, to holders of the note, 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 note 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 attorney's fees, and any other moneys advanced by Trustee or the holders of the note 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 post maturity rate set forth in the note securing this trust deed, if any, otherwise the maturity rate set forth therein. 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 default hereunder on the part of Mortgagors.
5. 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.
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 note, and without notice to Mortgagors, all unpaid indebtedness secured by this Trust Deed shall, notwithstanding anything in the 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 of principal or interest on the note, or (b) when default shall occur and continue for three days in the performance of any other agreement of the Mortgagors herein contained.
7. When the indebtedness hereof 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, costs 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, title insurance policies, Torrens certificate, 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 or to defend in a 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 post maturity rate set forth in the note securing this trust deed, if any, otherwise the maturity rate set forth therein, 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, or 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 note, with interest thereon as herein provided; third, all principal and interest remaining unpaid on the note; 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 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 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 hand 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 shall 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 a 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 note hereby secured.
11. 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.
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 trust deed, and 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 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 an identification number purporting to be placed thereon by a prior trustee hereunder or which conforms in substance with the description herein contained of the note and which purports 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 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 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. In case of the resignation, inability or refusal to act of Trustee, the then Recorder or 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.
15. This Trust Deed and all provisions hereof, shall extend to and 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 note or this Trust Deed. The word "note" when used in this instrument shall be construed to mean "notes" when more than one note is used.
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. The provisions of the Trust and Trustee Act of the State of Illinois shall be applicable to this trust deed.

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

Identification No. 717146
CHICAGO TITLE AND TRUST COMPANY, Inc.
By: [Signature]
Vice President, Assistant Vice President

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

MAIL TO: Harvey L. Korteighman
6300 N. Alder Rd,
Rosemont, Ill 60018

1912 N. Milwaukee
Chicago Ill

PLACE IN RECORDER'S OFFICE FOR RECORD

Submitted
Adjusted
Prorated
Delivered

INTERCOUNTY
FILE NO. CO-511014
FOX 9Z