

TRUST DEED

512118

21 478 800

16-20(PI) CHARGE TO CERT

THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE, Made May 12, 19 71, between The National Bank of Albany Park in Chicago, a National Banking Association, 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 December 26, 1969, and known as trust number 11-2314, 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 NINE THOUSAND SIX HUNDRED SIXTY-EIGHT AND 83/100 (\$9,668.83) Dollars, made payable to BEARER

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 from May 12, 1971, on the balance of principal remaining from time to time unpaid at the rate of Eight per cent per annum in instalments as follows:

EIGHT HUNDRED SEVENTY-ONE AND NO/100 (\$871.00) Dollars on the 12th day of June, 1971, and

EIGHT HUNDRED SEVENTY-ONE AND NO/100 (\$871.00) Dollars on the 12th 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 12th day of May 19 72. 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 eight per cent per annum, and all of said principal and interest being made payable at such banking house or trust company in Chicago, 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 JEROME GOLDSTICK, in said City,

134 North LaSalle Street, grant, remise, release, alien and convey unto the Trustee, its successors and assigns, the following described Real Estate situated, lying and being in the COUNTY OF COOK AND STATE OF ILLINOIS, to wit:

The South 25 feet of Lot 5 (except the West 25 feet thereof) in Assessor's Subdivision of the East half of Block 4 of Assessor's Division of the North West fractional quarter of Section 22, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

500

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 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, ladder beds, swings, stoves and water heaters. All of the foregoing are declared to be a part of said real estate whether physical attachments 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.

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

IT IS FURTHER UNDERSTOOD AND AGREED THAT: 1. Until the indebtedness aforesaid 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 destroyed; (2) 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; (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 the holder 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 ordinance with respect to the premises and the use thereof; (6) refrain from making material alterations in said premises, except as required by law or municipal ordinance; (7) pay before any penalty attaches all general taxes, and pay special charges, special assessments, water charges, sewer 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) upon full tender of payment, to 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 company 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 compliance satisfactory to the holder 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 attached 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

NAME JEROME GOLDSTICK
STREET 134 N. LA SALLE ST.
CITY CHICAGO, ILLINOIS
60602
OR Box 533
RECORDERS OFFICE BOX NUMBER

FOR RECORDERS INDEX PURPOSES
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE
1246 SOUTH WABASH
CHICAGO, ILL

21 478 800

to expire, to deliver renewal policies not less than ten days prior to the respective date 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 any, 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 thereon, or release from any tax sale or foreclosure affecting said premises or portion of 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 mortgagee's interest in the premises, plus reasonable compensation to Trustee for such moneys received in whole or in part, 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 6.00 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.

COOK COUNTY, ILLINOIS
FILED FOR RECORD
MAY 13 1971 2 21 PM

Shelby R. Olsen
RECORDER OF DEEDS
21478800

THIS TRUST DEED is executed by The National Bank of Albany Park in Chicago, 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 The National Bank of Albany Park in Chicago hereby warrants that it possesses full power and authority to execute this instrument), and it is expressly understood and agreed that no liability on said note contained shall be construed as creating any liability on said First Party or on said The National Bank of Albany Park in Chicago, personally to pay the said note or any interest that may accrue thereon, or any indebtedness securing hereunder, or to perform any covenant with respect to the said note or any interest therein, if any, being expressly waived by Trustee and by every person now or hereafter claiming any title or security hereunder, and that so far as the First Party and its successors and said The National Bank of Albany Park in Chicago personally are concerned, no legal holder or holder of said note and the obligations secured hereby shall look solely to the premises hereby conveyed for the payment thereof, by the enforcement of the lien thereon. The holder of the note shall have the right to inspect the premises at all reasonable times during the term of the note, and the owner of the premises shall be hereto obliged and attested by its Assistant Cashier, the day and year first above written.



THE NATIONAL BANK OF ALBANY PARK IN CHICAGO As Trustee as aforesaid and not personally,
By Jacob Bloom VICE-PRESIDENT-TRUST OFFICER
Attest Victor W. Ulrich ASSISTANT CASHIER

Lea Nora Travnicka
Notary Public in and for Cook County, in the state aforesaid, DO HEREBY CERTIFY, that
JACOB BLOOM
Vice-President-Trust Officer of THE NATIONAL BANK OF ALBANY PARK IN CHICAGO, and
VICTOR W. ULRICH
Assistant Cashier 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, Trust Officer, and Assistant Cashier, 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 that said Assistant Cashier then and there acknowledged that said Assistant Cashier, as aforesaid, has custody of the corporate seal of said Bank, did affix the seal of said Bank to said instrument, and said Assistant Cashier's 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 13th day of May, 19 71
Lea Nora Travnicka
Notary Public

IMPORTANT
FOR THE PROTECTION OF BOTH THE BORROWER AND LENDER,
THE NOTE SECURED BY THIS TRUST DEED SHOULD BE IDENTIFIED BY THE TRUSTEE NAMED HEREIN BEFORE THE TRUST DEED IS FILED FOR RECORD.
The Installment Note mentioned in the within Trust Deed has been identified herewith under Identification No. 612118
CHICAGO TITLE AND TRUST COMPANY,
By Margaret C. Cardinal Trustee
Assistant Trust Officer
Secretary

END OF RECORDED DOCUMENT