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TRUST DEED COOK COUNTY, ILLINOIS  
FILED FOR RECORD  
545295  
AUG 11 '71 3 04 PM

21 581 495

*Edmund R. Olsen*  
RECORDER OF DEEDS

21581495

16-20(PI)

THE ABOVE SPACE FOR RECORDERS USE ONLY Chicago

THIS INDENTURE, Made August 2, 1971, between Upper Avenue National Bank of 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 July 27, 1971---and known as trust number 10125---, herein referred to as "First Party," and ---

Chicago Title Insurance 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

FORTY FIVE THOUSAND AND NO/100---(\$45,000.00)---Dollars, made payable to ~~XXXXXX~~ UPPER AVENUE NATIONAL BANK OF CHICAGO---

and delivered, 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

date of disbursement--- on the balance of principal remaining from time to time unpaid at the rate of

7---per cent per annum in instalments as follows:---

Three Hundred Forty Eight and 89/100 (\$348.89)---

Dollars on the 1st---day of October 1971 and ---

Three Hundred Forty Eight and 89/100 (\$348.89)--- 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 September 1991

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 8---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 Upper Avenue National Bank

of Chicago---

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 --- 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 COUNTY OF

AND STATE OF ILLINOIS

The Northerly 44 feet of Lot 33 and --- of Lot 34 in Block 35 in Glencoe

a subdivision of part of Sections 5, 6, 7 and 8 Township 42 North, Range

13, East of the Third Principal Meridian, in Cook County, Illinois. \*\*

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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 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 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-lair 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.

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.

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, reconstruct, rebuild any buildings or improvements now or hereafter on the premises which may become damaged or destroyed; (2) keep said premises in good condition, free from, 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 Trustee or to holders of the notes; (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 with respect to the premises and the use thereof; (6) refrain from making material alterations to said premises except as required by law or municipal ordinance; (7) pay before any penalty attaches all general taxes; and pay special taxes, special assessments, water charges, 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 on behalf of the premises insured 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 compliance 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

NAME Upper Avenue National Bank of Chicago  
STREET 875 North Michigan Avenue  
CITY Chicago, Illinois 60611

FOR RECORDERS INDEX PURPOSES  
INSIDE STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE:  
815 Bluff Street  
Glencoe, Illinois

OR  
INSTRUCTIONS  
RECORDERS OFFICE BOX NUMBER 583

21 581 495

to expire, to deliver... to the respective date of... to the respective date of... to the respective date of... to the respective date of...

To provide for the payment of local Estate Taxes, the maker will deposit with the legal holder hereof on each monthly payment date, an amount equal to 1/12 of the taxes against said premises as determined by the amount of the last available tax bill. As taxes become due the holder is hereby authorized to pay such taxes. The holder will not be liable for interest on such sums as may be deposited for the purpose.

THIS TRUST DEED is executed by Upper Avenue National Bank of Chicago, As Trustee as aforesaid and not personally, By Assistant Vice-President-Trust Officer, Attest Assistant Cashier-Trust Officer



I, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY, that Assistant Vice-President-Trust Officer of Upper Avenue National/ Bank of Chicago and Assistant Cashier-Trust Officer of said Bank, who are personally known to me to be the same persons who have subscribed to the foregoing instrument as such Assistant Vice-President-Trust Officer, and Assistant Cashier-Trust Officer, 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 Cashier-Trust Officer then and there acknowledged that said Assistant Cashier-Trust Officer, as custodian of the corporate seal of said Bank, did affix the seal of said Bank to said instrument, as said Assistant Cashier-Trust Officer's 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 Notary Seal this 6th day of August 1974. Barbara H. Johnson, My Commission Expires May 25, 1974

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. 545295 CHICAGO TITLE AND TRUST COMPANY By Margaret C. Cordial, Trustee Secretary

END OF RECORDED DOCUMENT

21581495