

UNOFFICIAL COPY

SEP 8 59 75 149 G

TRUST DEED

21 257 932

THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE, Made August 24, 1970, between CHICAGO TRUST COMPANY, an Illinois Corporation, not personally but as Trustee under the provisions of a Deed or Deeds in trust duly recorded and delivered to said Corporation in pursuance of a Trust Agreement dated August 22, 1970 and known as trust number 1448, herein referred to as "First Party," and GEORGE E. GEE of Cook County, Illinois

an Illinois corporation herein referred to as TRUSTEE, witnesseth: THAT, WHEREAS First Party has concurrently herewith executed 9 principal notes bearing even date herewith in the total Principal Sum of FIFTEEN THOUSAND AND NO/100 (\$15,000.00) \* \* \* DOLLARS, made payable to BEARER and delivered, said principal notes being in the amounts and maturing as follows: Principal Note 1 in the principal sum of \$4,000.00 and Principal Notes 2, 3, 4, each being in the principal sum of \$2,000.00 and Principal Notes 5, 6, 7, 8, and 9 each being in the principal sum of \$1,000.00, each of said principal notes 1 thru 9 maturing on or before August 24, 1977.

in and by which said notes 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 sums so evidenced by said notes with interest thereon

until maturity at the rate of 7 1/2 per centum per annum, payable semi-annually, on the

24th day of February and of August in each year, which said several installments of interest until the maturity of the respective notes are further evidenced by interest coupons

and all of said principal and interest bearing interest after maturity 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 Orland Park Illinois, as the holder of the notes may, from time to time, in writing appoint, and in absence of such appointment, then at the office of Orland State Bank, Orland Park, Illinois

NOW, THEREFORE, First Party, 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 COUNTY OF Cook AND STATE OF ILLINOIS, to wit:

The East 80 feet of the West 505 feet of the South 175 feet of Block 44 in Arthur J. McIntosh's Addition to Midlothian Farms aforesaid, in Cook County, Illinois

700

which, with the property hereinafter described, is referred to herein as the "premises."

TOGETHER with all improvements, tenements, assessments, 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 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-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.

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 and for the equal security of the said principal notes hereinabove described, and the interest coupons thereto attached, without preference or priority of any one of said principal notes and the interest coupons thereto attached over any of the others by reason of priority of time of maturity or of the negotiation thereof or otherwise:

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: (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;
- (2) 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 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 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 notes 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

DEED  
STREET  
CITY  
INSTRUCTIONS

OR  
RECORDER'S OFFICE BOX NUMBER 924  
EKF

FOR RECORDERS INDEX PURPOSES  
INSERT STREET ADDRESS OF ABOVE  
DESCRIBED PROPERTY HERE

21 257 932

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...

BOOK OF RECORDS FILED FOR RECORDS SEP 8 '70 12 19 PM 21257932

THIS TRUST DEED is executed by the Union National Bank of Chicago, as Trustee, in and for the County of Cook, State of Illinois...

By: [Signature] As Trustee of the Union National Bank of Chicago. Attest: [Signature] Notary Public in and for said County, in the State of Illinois.

IMPORTANT FOR THE PROTECTION OF BOTH THE BORROWER AND LENDER. THE PRINCIPAL NOTES SECURED BY THIS TRUST DEED SHOULD BE IDENTIFIED BY THE TRUSTEE NAMED HEREIN BEFORE THE TRUST DEED IS FILED FOR RECORD. The Principal Notes mentioned in the within Trust Deed have been identified herewith under Identification No. U-9.

END OF RECORDED DOCUMENT