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TRUST DEED COOK COUNTY, ILLINOIS
FILE FOR RECORD

22 643 710

RECORDED IN OFFICE

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16-20(PI)

THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE, Made February 23, 1974, between Exchange National Bank of 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 October 31, 1969 and known as trust number 23277, herein referred to as "First Party," and Melrose Park National Bank, a National Banking Association as 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 Sixteen thousand five hundred and no/100----- (\$16,500.00)-----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 on the balance of principal remaining from time to time unpaid at the rate of 8-1/2 per cent per annum in instalments as follows: One hundred sixty-two and 49/100---(\$162.49)---

or more Dollars on the 1st day of April 1974 and One hundred sixty-two and 49/100--- (\$162.49) or more

Dollars 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 March 19 89 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 8-1/2 per cent per annum, and all of said principal and interest being made payable at such banking house or trust company in Melrose Park 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 Melrose Park National Bank in said City.

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 the 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 COUNTY OF Cook AND STATE OF ILLINOIS to wit:

Lot 89 in O. R. Erwins Subdivision of the South 1466.5 feet of the East Half of the West Half of the South West quarter of Section 8, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

The co-signers of the Instalment Note described herein also agree to deposit with the holder hereof 1/12 of the annual real estate taxes each month.

5.00

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 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), awnings, 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 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, rebuild any building 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 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 its successors or assigns; (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 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 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 compliance with the standard mortgage clause to be attached to each policy; 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 MELROSE PARK NATIONAL BANK
 STREET 17th Avenue at Lake Street
 CITY Melrose Park, Illinois 60160
 OR
 INSTRUCTIONS
 RECORDER'S OFFICE BOX NUMBER

FOR UNRECORDED INDEX PURPOSES
 PRINTED HEREIN ABOVE BY ABOVE
 DESCRIBED PROPERTY HERE
 212 Madison Street, Oak Park, Ill.

PREPARED BY:
 Ruth Bannister
 Melrose Park National Bank
 Melrose Park, Illinois 60160

22 643 710

To secure 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 hereinafter set forth in any form and manner deemed expedient and may, but need not, make full or partial payments of principal or interest on the note...

22 643 70

137341 Name:

MELROSE PARK N.Y.L. 17TH AVE AT ... CHICAGO ILL.

Form 104 3/72

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THIS TRUST DEED is executed by Exchange National Bank of 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 Exchange National Bank of Chicago hereby warrants that it has received full power and authority to execute this instrument...

IN WITNESS WHEREOF, Exchange National Bank of Chicago, not personally but as Trustee as aforesaid, has caused this deed to be signed by its Vice-President-Trust Officer, and its corporate seal to be hereunto affixed and attested by its Assistant Trust Officer...

EXCHANGE NATIONAL BANK OF CHICAGO As Trustee as aforesaid and not personally. VICE-PRESIDENT-TRUST OFFICER ASSISTANT TRUST OFFICER



M. C. DAUM Notary Public. Given under my hand and Notarial Seal this 27th day of Feb 74

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 Instrument Note mentioned in the within Trust Deed has been identified herewith under Identification No. Melrose Park National Bank James C. Fudge Trustee

END OF RECORDED DOCUMENT