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COOK COUNTY, ILLINOIS
TRUST DEED
JUN 18 1974 1 45 PM

Richard L. Olson
RECORDER OF DEEDS

22 754 685*22754685

THE ABOVE SPACE FOR RECORDERS USE ONLY

LATER DATE 13 OF 26240

THIS INDENTURE, Made June 14 19 74, between Amalgamated Trust & Savings Bank, an Illinois Banking Corporation, 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 April 30, 1974 and known as trust number 2657, herein referred to as "First Party," and JOHN SANTORO and CARLO MESSINA (hereinafter referred to as "Second Party"). (All references to "Trustee" herein shall be deemed to be "Second Party")

THAT, WHEREAS First Party has concurrently herewith executed an instalment note bearing even date herewith in the Principal Sum of Two Hundred Nine Thousand Two Hundred Seventy-seven and 23/100 (\$209,277.23) 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 cash proceeds of such interest from only on the balance of principal remaining from time to time unpaid at the rate of eight (8) percent per annum in instalments as follows:

One Thousand Three Hundred Sixty Six and 67/100 (\$1366.67) Dollars on the 1st day of July 1974 and One Thousand Three Hundred Sixty Six and 67/100 (\$1366.67) 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 tenth anniversary of the note date.

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 balance of each instalment, unless paid when due, shall be applied to the principal of each instalment, and all of said principal and interest being made payable to the Bank of Chicago, 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 John Santoro 5335 West Belmont, Chicago, Illinois and Carlo Messina, 1700 N. 75th Court, Elmwood Park, Illinois.

NOW, THEREFORE, First Party to secure the payment of the 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 One Dollar in hand paid, the receipt whereof is hereby acknowledged, does by these presents, grant, remise, release, alien and convey unto said Second Party, his successors and assigns, the following described Real Estate situated and being in the COUNTY OF Cook AND STATE OF ILLINOIS, to wit:

Lots 27, 28 and 29 in Block 11 in Second Addition to Ellsworth, a subdivision of sundry blocks in Chicago Heights in the West 1/2 of the South East 1/4 of Section 25, Township 40 North, Range 12 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 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), 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 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:

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 be 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 herof, 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 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 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

NAME McCabe & Venit
STREET 11 S. LaSalle
CITY Chicago, Illinois
60603

OR
RECORDER'S OFFICE BOX NUMBER BOX 533

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

7520 West Grand Avenue
Elmwood Park, Illinois

This document prepared by:
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Chicago, Illinois

