

UNOFFICIAL COPY

TRUST DEED
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Form TD 1a
1974

THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE, Made October 1, 1974, between Bank of Ravenswood, 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 August 29, 1974 and known as trust number 1116, herein referred to as "First Party," and CHICAGO TITLE & 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 TWO HUNDRED SEVENTY FIVE THOUSAND AND 00/100---(\$275,000.00) Dollars,

made payable to BANK OF RAVENSWOOD 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 thereon

PAYABLE Monthly on the balance of principal remaining from time to time unpaid at the rate of eleven per cent per annum ~~extended~~ ~~as~~ follows:

TWO HUNDRED SEVENTY FIVE THOUSAND AND 00/100---(\$275,000.00)--- Dollars
PAYABLE ON DEMAND, PLUS ACCRUED INTEREST

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 12 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, the office of

BANK OF RAVENSWOOD

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 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, 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:

Lots 11 and 12 in Block 3 in Lyman's Addition to La Grange Being a Subdivision of the Part of the North 1/2 of Section 4, Township 38 North, Range 12 East of the Third Principal Meridian lying East of Center Line of Fifth Avenue and North of the Chicago, Burlington and Quincy Railroad in Cook County, Illinois.

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

SECTION 1. With all improvements, tenements, easements, fixtures, and appurtenances thereto belonging, and all rents, issue and profits thereof for so long as the same shall remain in the possession of First Party, its successors or assigns, and all rights, title, interest, and claim in and to the same, and all apparatus, equipment or articles now or hereafter therein used or supplied for 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, door covers, and other similar apparatus, equipment or articles, and all similar apparatus, equipment or articles heretofore placed in the premises by First Party or its successors or assigns shall be considered as constituting part of the estate.

SECTION 2. AND TO THE END that 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 PURCHASED UNDERTAKEN 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 damaged improvements or other property in the premises which may become damaged or destroyed, (b) keep all buildings and improvements in good condition and repair, without waste and extravagance, and (c) pay all taxes, assessments, insurance premiums, and other charges which may be imposed by a lien or charge on the premises by reason of the failure of First Party, its successors or assigns to satisfy the requirements of law, and to pay all expenses of removal and transportation of any fixtures, equipment, apparatus, and personal property which may be required by law or municipal ordinance, (d) pay before any penalty affecting all general taxes, and any special taxes, special assessments, water charges, power service, full value premium, in the manner provided by statute, any tax or assessment which First Party may incur in respect, (e) keep all buildings and improvements free from infestation and all vermin, insects, against line of drainage by fire, lightning or windstorm under policies providing for payment by the insurance company of amounts sufficient to pay all taxes, assessments, insurance premiums, and other charges which may be imposed by law or by the holder of the note, under insurance policies payable, in full, to the benefit of the holders of the note, such rights to be exercised 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 shown

D NAME BANK OF RAVENSWOOD
RE RECORDED 1825 WEST LAWRENCE AVE.
L CITY CHICAGO, ILLINOIS 60640

FOR RECORDATION INDEX PURPOSES
RECORDED IN OFFICE OF CLERK OF ABOVE
CITY OF CHICAGO PROPERTY TAXES

R INSTRUCTIONS OR
RECORDED IN OFFICE BOX NUMBER
BOX 533

This instrument was prepared by *Richard Taylor*
1825 N. Lawrence Ave.

