

UNOFFICIAL COPY

TRUST DEED

COOK COUNTY, ILLINOIS
FILED FOR RECORD

Nov 6 '72 10 39 AM

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William H. Olson
RECORDED BY DEEDS

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THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE, Made October 27, 1972, between Maywood-Proviso State Bank, an Illinois 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 June 6, 1969 and known as trust number 1906, herein referred to as "First Party," and AVENUE STATE BANK, 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 Twenty-seven Thousand Five Hundred (\$27,500.00) 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, and the co-makers thereof personally promise to pay, the said principal sum and interest from date hereof

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

6-3/4% per cent per annum in instalments as follows: Two Hundred Nine and 12/100ths (\$209.12) Dollars or more

on the 15th day of December

1972 and Two Hundred Nine and 12/100ths (\$209.12) Dollars or more

on the 15th 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 15th day of November, 1992.

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 be interest at the rate of seven per cent per annum, and all of said principal and interest being made payable to such banking house or trust company in Oak 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 AVENUE STATE BANK, in said Village.

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, 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:

---Unit '4-E' as delineated on plat of survey of the following described Parcel of real estate (hereafter referred to as 'Parcel'): Lots 4 and 5, the West 18.0 feet of Lot 8 and all of Lots 9, 10, 11 and 12 in Block 3 part of River Forest being a Subdivision of part of Section 12, Township 39 North, Range 12 East of the Third Principal Meridian, as surveyed for the Suburban Home Mutual Land Association according to the Plat of said Subdivision recorded June 23, 1890 as document 1291334 in Book 43 of Plats, Page 20 in Cook County, Illinois which Plat of survey is attached as Exhibit 'A' to Declaration of Condominium made by River Forest State Bank and Trust Company, a corporation of Illinois, as Trustee under Trust Agreement dated July 8, 1968, and known as Trust No. 1442 recorded in the Office of the Recorder of Deeds of Cook County, Illinois as document 21171894 together with an undivided 1.80 interest in said Parcel (excepting from said Parcel) the property and space comprising all the Units thereof as defined and set forth in said Declaration and Plat of survey.

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 uses 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), screens, window shades, storm doors, window floor coverings, indoor beds, awnings, stores 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 terms and trusts hereinafter 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, restore or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or be destroyed; (2) keep the 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 hereof, and upon execution 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 money sufficient either to pay the cost of replacing or repairing the same or to pay in full the indebtedness secured hereby, in all 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

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HERRICK MC NEILL
MC ELROY & PEREGRINE
Y 1000 MADISON ST
CHICAGO ILL 60601

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

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