

TRUST DEED

23 559 000

THE ABOVE SPACE FOR RECORDERS USE ONLY

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THIS INDENTURE, Made JUNE 23 19 76, between Oak Lawn Trust and Savings 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 23, 1976 and known as trust number 336, 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 its note bearing even date herewith in the Principal Sum of NINETY THOUSAND AND NO/100 Dollars, made payable to ~~XXXX~~ OAK LAWN TRUST & SAVINGS BANK

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 herein after specifically described, the said principal sum and interest as follows: Seven hundred ninety-five and 35/100ths on the 5th day of September, 1976, and Seven hundred ninety-five and 35/100ths on the 5th day of each and every month thereafter until this note is fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the 5th day of August, 1991,

This document prepared by Roberta A. Cartwright 4900 West 95th Street Oak Lawn, Illinois 60454

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including ~~xxx~~ interest on the principal balance from time to time unpaid at the rate of 8 3/4 percent per annum payable monthly

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 ~~xxx~~ per cent per annum, and all of said principal and interest being made payable at such banking house or trust company in Oak Lawn Illinois, as the holders of the note may, from time to time, in writing appoint, and in the absence of such appointment, then at the office of Oak Lawn Trust & Savings 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:

Lot 1 in the Plat of Consolidation of Lots 1, 2 and 3 in Earl J. Clapp's Subdivision in the Southwest 1/4 of Section 7, Township 37 North, Range 13 East of the Third Principal Meridian, together with that part of the North 17.00 feet of the South 50.00 feet of the Southwest 1/4 of Section 7 aforesaid, lying East of the Southerly Prolongation of the West Line of said Lot 2, and lying West of the Southerly Prolongation of the East Line of said Lot 3, (excepting from said Lot 1 the South 64 feet of the West 70 feet thereof);

ALSO:

That part of the heretofore vacated 103rd Street bounded and described as follows: That part of the South 33.00 feet of the Southwest 1/4 of Section 7 aforesaid lying East of the East Line of the West 50.00 feet of said Southwest 1/4 of Section 7 and lying West and Northwest of the following described Lines: Beginning at the Southeast Corner of Lot 1 in the Plat of Consolidation of Lots 1, 2 and 3 in Earl J. Clapp's Subdivision aforesaid; thence South on the Southerly Prolongation of the East Line of Lot 1 in said Plat of Consolidation a distance of 10.69 feet to a point on a curve convex to the Northwest and having a radius of 348.68 feet; thence Southwesterly on the arc of said curve a distance of 64.68 feet to the South Line of said Southwest 1/4 of Section 7 (excepting therefrom the West 70 feet thereof);

ALL IN COOK COUNTY, ILLINOIS.

23 559 000

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Property of Cook County Clerk's Office

SEE LEGAL DESCRIPTION ATTACHED HERETO

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 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 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 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 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 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 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

DELIVERY

NAME OAK LAWN TRUST & SAVINGS BANK
STREET 4900 West 95th Street
CITY Oak Lawn, Illinois 60454

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

NE Corner 103rd & Harlem

Chicago Ridge, Illinois 60415

INSTRUCTIONS OR
RECORDER'S OFFICE BOX NUMBER 533

23 559 000

