

TRUST DEED

23091689  
MAY 23 1975 01971 - 23091689 - A - Rec 5.06  
THE ABOVE SPACE FOR RECORDERS USE ONLY

Form TD 103 L

REC. 5-23-75 C6262

THIS INDENTURE, Made May 6, 1975, 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 May 5, 1975 and known as trust number 1415, herein referred to as "First Party," and Chicago Title and 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

THIRTY TWO THOUSAND AND 00/100-----(\$32,000.00)----- Dollars,

made payable to BANKER 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 from May 6, 1975

Payable Monthly on the balance of principal remaining from time to time unpaid at the rate of 9 3/4% per cent per annum in instalments as follows: Three Hundred Three and 53/100-----(\$303.53)-----

Dollars on the 1st day of July 1975 and Three Hundred Three and 53/100-----(\$303.53)-----

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 June 1975.

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 9 3/4% 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, then at the office of BANK OF RAVENSWOOD in said City,

NOW, WHEREFORE, 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 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 Twenty Seven (27) in Ward's Subdivision of Lots Forty Eight (48) to One Hundred Nine (109) Both Inclusive, in Circuit Court Partition being a Subdivision of that Part of Lot One (1) in Court Partition of the West Half of the North West Quarter of Section Eighteen (18), Township Forty (40) North, Range Fourteen (14), East of the Third Principal Meridian, Lying East of Lincoln Avenue, in Cook County, Illinois

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THIS INSTRUMENT WAS PREPARED BY:  
NANCY BRUGGEMAN  
BANK OF RAVENSWOOD  
1825 WEST LAWRENCE AVE.  
CHICAGO, ILLINOIS 60640

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, indoor beds, awnings, stairs 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, restore or rebuild any buildings 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 liens 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 ordinance 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 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 Bank of Ravenswood  
STREET 1825 W. Lawrence Ave.  
CITY Chicago, Ill. 60640  
OR  
RECORDEE OFFICE BOX NUMBER 55

FOR RECORDERS INDEX PURPOSES  
INSPIRT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE  
2316 W. Giddings  
Chicago, Ill.  
23091689  
This instrument was prepared by

to expire, 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 hereunder...

If mortgagee's policy values any and all of its of redemption from sale for any other or decree of foreclosure...

In order to provide for the payment of taxes and assessments Mortgagor agrees to deposit the full amount of said taxes and assessments...

THIS TRUST DEED is executed by Bank of Ravenswood not personally but as Trustee as aforesaid in the exercise of the power and authority conferred upon and vested in it as such Trustee...

BANK OF RAVENSWOOD As Trustee as aforesaid and not personally, By: Cecil Gonneman VICE-PRESIDENT...

Attest: Peter L. Monzures ASSISTANT TRUST OFFICER the undersigned a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY, that Cecil Gonneman

Vice-President of Bank of Ravenswood and Peter L. Monzures Asst. Trust Officer of said Bank, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such...

Given under my hand and Notarial Seal this 22nd day of May 1975 Peter L. Monzures Notary Public

IMPORTANT FOR THE PROTECTION OF BOTH THE BORROWER AND LENDER, THE NOTE SECURED BY THIS TRUST DEED SHOULD BE IDENTIFIED BY THE TRUSTEE NAMED THEREIN FOR THE TRUST DEED IN FILED FOR RECORD CHICAGO TITLE AND TRUST COMPANY, TRUSTEE BY: Assistant Trust Officer - Secretary.

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