

# UNOFFICIAL COPY

TRUST DEED

1975 JUN 11 PM 12 24

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16-20(PI)

THIS ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE Made May 16, 1975, between The Exchange National Bank of Chicago, a National Banking Association, 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 January 20, 1966 and known as trust number 19169 herein referred to as "First Party," and Robert L. Heintz

KNOW ALL MEN BY THESE PRESENTS, that the said Trustee, witnesseth:

THAT, WHEREAS First Party has concurrently herewith executed an instalment note bearing even date herewith in the Principal Sum of Five Thousand Five Hundred Dollars no/100----- 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 said principal sum and interest from May 16, 1975 on the balance of principal remaining from time to time unpaid at the rate of 6 per cent per annum in instalments as follows.

One Hundred Thirty Four Dollars no/100----- Dollars on the 1st day of July 1975 and One Hundred Nineteen Dollars no/100-----

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 1980. 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 seven 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, then at the office of Belmont National Bank of Chicago 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, 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 AND STATE OF ILLINOIS, to wit:

Lot 23 in Block 1 in Conarroe's Resubdivision of Part of Argyle lying South of Center Line of Argyle Street in the Southeast Quarter of Section 8, Township 40 North, Range 14, East of the Third Principal Meridian, in Chicago Cook County, Illinois

THIS INSTRUMENT WAS PREPARED BY

Marilyn Rivera  
3179 N. Clark Street Chicago, Illinois 60657  
NAME ADDRESS

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

"INDEBTEDNESS" with all improvements, tenements, accessories, 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 fuelhoist consisting of the foregoing, screens, window shades, alarm doors and windows, floor covering, boiler tanks, swimming, steam 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.

IF IN FUTURE THE INDEBTEDNESS (WHICH) ATTACHED "FIRST"

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 encumbrances 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 its holders of the note; (4) comply 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 compliance 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 Belmont National Bank of Chicago  
STREET 3179 N. Clark Street  
CITY Chicago, Illinois 60657  
INSTRUCTIONS OR RECORDER'S OFFICE BOX NUMBER

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

4920-22 N. Winthrop Ave.  
Chicago, Illinois 60640

23110671

