

# UNOFFICIAL COPY

TRUST DEED

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THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INSTRUMENT Made October 1, 1975, between East Side Bank and Trust Company, an Illinois Banking Corporation, not personally but as Trustee under the provisions of a Deed of Deeds in trust duly recorded and delivered to said Bank in pursuance of a Trust Agreement dated May 16, 1974 and known as trust number 1025, herein referred to as "First Party," and Chicago Title and Trust Company

an Illinois Corporation, herein referred to as TRUSTEE, witnesses THAT, WHEREAS First Party has concurrently herewith executed an instalment note bearing even date herewith in the principal sum of Two Hundred Thousand and no/100 Dollars, made payable to the order of 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 Date

on the balance of principal remaining from time to time unpaid at the rate of 8 1/2 per cent per annum in instalments (including principal and interest) as follows: Two Thousand Four Hundred Seventy Nine and 80/100 Dollars

on the 1st day of December, 1975, and Nine and 80/100 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 November, 1985. 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 8 per cent per annum, and one-twelfth (1/12) of the interest, calculated at said annual rate upon the unpaid balance of the principal sum due as of the last day of each month shall be added to the unpaid balance of the principal sum on the first day of the next succeeding month, and all of said principal and interest being made payable at such banking house or trust company in South Holland 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 Thornridge State Bank in said City

NOW, THEREFORE, First Party in order 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 (except that part conveyed to the State of Illinois by Deed Document No. 17388589 and Lots 2 to 5 (except the West 5 feet thereof of said Lots 2 to 5) all in Block 1 of Ford Calumet Center, a Subdivision of the West 1376.16 feet of the North 1/2 of the Southwest 1/4 of Section 7, Township 36 North, Range 15 East of the Third Principal Meridian, in Cook County, Illinois.

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which, with the property hereinafter described, is referred to herein as the "premises." TOGETHER with all improvements, accessories, appurtenances, 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 as a party with said real estate and not secondarily), and all apparatus, equipment or articles now or hereafter therein or thereon used to supply fuel, gas, air conditioning, water, light, power, refrigeration (whether single units or centrally controlled), and ventilation, including (without restricting the foregoing) stoves, window shades, screen doors and windows, floor coverings, heating beds, awnings, screens and water heaters. All of the foregoing are declared to be a part of and 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 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: (a) promptly repair, restore or rebuild any buildings or improvements now or hereafter on the premises which may have been damaged or destroyed; (b) keep said premises in good condition and repair, without waste, and free from encumbrances or other liens or claims for liens not expressly subordinated to the lien hereof; (c) pay when due any indebtedness which may be incurred by law or charge on the premises superior to the lien hereof, and upon request exhibit satisfactory evidence of the discharge of such prior liens to Trustee or to holders of the note; (d) comply within a reasonable time any building or buildings now or at any time in process of erection upon said premises; (e) comply with all requirements of law or municipal ordinances with respect to the premises and the use thereof; (f) refrain from making material alterations to said premises except as required by law or municipal ordinance; (g) 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; (h) pay in full under protest, in the manner provided by statute, any tax or assessment which First Party may desire to contest; (i) keep all buildings and improvements now or hereafter situated on and premises hereon against loss or damage by fire, lightning or other causes unless payment by the insurance companies of amounts sufficient to pay the cost of repairing or rebuilding the same or to pay to full the indebtedness assumed 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

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STREET  
Thornridge State Bank  
901 East Sibley Blvd.  
South Holland, Illinois 60473  
OR  
INSTRUCTIONS  
RECORDERS OFFICE BOX NUMBER

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



to secure, to include removal of such notes from the trust deed... 1. The Trustee as the holder of the note hereby authorized making any payment... 2. The Trustee as the holder of the note hereby authorized making any payment... 3. As the holder of the note and without notice to Third Party... 4. When the holder of the note... 5. The proceeds of any foreclosure sale of the premises... 6. The Trustee shall have the right to foreclose... 7. The Trustee shall have the right to foreclose... 8. The Trustee shall have the right to foreclose... 9. The Trustee shall have the right to foreclose... 10. The Trustee shall have the right to foreclose... 11. The word "note" when used in this instrument...

This document prepared by: William R. Bruin, 901 S.ibley Blvd., South Holland, Illinois 60473

COPIES FILED

Sidney R. Olson

Oct 6 1975

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THIS TRUST DEED is executed by East Side Bank and Trust Company, and as Trustee as aforesaid in the exercise of the power... IN WITNESS WHEREOF East Side Bank and Trust Company, not incorporated but organized under the laws of the State of Illinois...

STATE OF ILLINOIS COUNTY OF COOK JOAN AGELSON Notary Public

EAST SIDE BANK AND TRUST COMPANY A Trustee as of said and not personally. By Attest Joan Agelson Secretary

IMPORTANT FOR THE PROTECTION OF BOTH THE BORROWER AND LENDER, THE NOTE SECURED BY THIS TRUST DEED SHOULD BE IDENTIFIED BY THE TRUSTEE'S NAME OR INITIALS TO THAT THE TRUST DEED IS THE SAME AS THAT IDENTIFIED.

The instrument filed mentioned in the within Trust Deed has been identified herewith under identification No. CHICAGO TITLE AND TRUST COMPANY, TRUSTEE BY ASSISTANT SECRETARY

END OF RECORDED DOCUMENT