

UNOFFICIAL COPY

TRUST DEED

23 297 482

THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, Made November 6 1975, between The National Bank of Albany Park in 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 November 3, 1975 and known as trust number 11-3154, herein referred to as "First Party," and Chicago Title Insurance Co.

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 Nine Thousand (\$39,000.00) ----- Dollars,

made payable to H. E. GER ----- and delivered, in and by whom 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 (9) per cent per annum in installments as follows: Three Hundred and Twenty seven & Twenty Nine.

Dollars on the 15th day of January 1976 and Three Hundred and Twenty seven and Twenty Nine Dollars 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 December 1996. 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, On writing appoint, and in absence of such appointment, then at the office of All American Bank of Chicago in said City.

Now, THEREFORE, First Party to secure the payment of the said principal and interest bearing even date herewith 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 the undersigned, its successors and assigns, the holder of the described Real Estate estate, being and being to the best of his knowledge, now and forever release, alienate and convey the same as described below to the First Party or its successors and assigns.

AND STATE OF ILLINOIS, on the

PARCEL 1:

The East 32.50 feet of Lot 13 (except the South 1.38 feet thereof) in Hurlbut's Subdivision of the South East quarter of Block 41 in Canal Trustees Subdivision in Section 33, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

PARCEL 2:

Easements appurtenant to and for the benefit of Parcel 1 as set forth in Declaration of Easements dated August 16, 1971 and recorded August 10, 1971 as Document 21592454 and as created by Deed from National Boulevard Bank of Chicago, a National Banking Association, as Trustee under Trust agreement dated June 5, 1968 and known as Trust Number 2776 to Robert Carl Olson and Joan S. Olson, his wife, dated September 22, 1971 and recorded January 3, 1972 as Document 21765014 for ingress and egress.

With the property described above, is referred to herein as the "Premises." DATED THE 6th day of November, A.D. 1975. And the said premises after the same have been paid off in case of the failure of First Party, its executors or assigns to: (1) promptly repair, renew or replace any building or improvement now or hereafter on the premises which may become damaged or destroyed, to keep and preserve in good condition and repair the same for the use and benefit of First Party, its executors or assigns and to keep the same in a safe and decent condition for the use and benefit of First Party, its executors or assigns, (2) to furnish, maintain and repair suitable and satisfactory evidence of the title to the property herein described, to the end that it may be free of all encumbrances, taxes, assessments, claims and liens, and other charges, (3) to keep and maintain in full force and effect fire insurance covering the building, fixtures and improvements on the premises sufficient to pay the cost of replacing or repairing the same in full, for the estimated amount hereby, all in accordance with the terms and conditions of the policy or policies of insurance, (4) to pay all taxes, assessments, license fees and other charges, (5) to keep and repair the property in such manner, as to deliver all rights, including all choses in action and removal of fixtures, to holders of the note, and in case of avoidance, a

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NAME All American Bank of Chicago
ADDRESS 3611 N. Kedzie Ave.
CITY Chicago, Illinois 60618
OR
INSURANCE BOX 533
RECORDED OFFICE BOX NUMBER

FOR RECORDERS USE ONLY
ENTER STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE

This document was prepared by
Ronald E. Geffron, 3611 N. Kedzie Ave.,
Chicago, Ill. 60618

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