

UNOFFICIAL COPY

TRUST DEED

24526512

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THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE, Made June 28 1978, 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 June 28, 1978 and known as trust number 25-3415 herein referred to as "First Party," and Chicago Title & Trust Company

an Illinois corporation, herein referred to as TRUSTEE, witnesses:

THAT, WHEREAS First Party has concurrently herewith executed an installment note bearing even date herewith in the Principal Sum of

Eighty Seven Thousand Five Hundred and no/100 (\$87,500.00) Dollars, made payable to 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 herein after specifically described, the said principal sum and interest from June 28, 1978 payable monthly on the balance of principal remaining from time to time unpaid at the rate of

per cent per annum installments as follows:

Nine Hundred Three and 17/100 (\$903.17)

Dollars on the 1st day of August 1978 and

Nine Hundred Three and 17/100 (\$903.17)

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 July 19 83

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 installment unless paid when due shall bear interest at the rate of 12 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 Bank of Ravenswood

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 the trust deed, and also in consideration of the sum of One Dollar in cash paid to the trustee named a hereto acknowledged, does by these presents grant, convey, release, alien and convey, unto the Trustee, its successors and assigns, the following described Real Estate estate, lying and being in the COUNTY OF Cook AND STATE OF ILLINOIS to wit

Cook AND STATE OF ILLINOIS to wit

Lot 23 (except the South 43 feet) and Lot 24 in Block 4 in John Lewis Cochran's Subdivision of the West Half of the North East Quarter of Section 8, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

10.00

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

TOGETHER with all improvements, fixtures, easements, fixtures and appurtenances thereto belonging, and all rents, issues and profits thereof for and during all such times as First Party, its successors or assigns may be entitled thereto which are pledged primarily and on a party with said real estate and, secondarily, and all apparatus, equipment or articles now or hereafter used to supply heat, gas, air conditioning, water, light, power, refrigeration, whether single units or centrally controlled, and ventilation, including without restricting the foregoing, awnings, window shades, storm doors and windows, door coverings, major 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 a continuing 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 promptly repair, restore or rebuild any building or improvements now or hereafter in the premises which may become damaged or destroyed, to keep said premises in good condition and repair, without waste and free from encumbrances or other liens or claims for use but expressly subordinated to the lien hereof; 2. To pay when due any indebtedness which may be secured by a lien or charge on the premises superior to the lien hereof; and upon receipt of such evidence of the discharge of such prior lien to Trustee or to holders of the notes; 3. To comply within a reasonable time any building or building now or at any time in process of erection upon said premises; 4. To comply with all requirements of law or municipal ordinances with respect to the premises and the use thereof; 5. Refrain from making material alterations in said premises except as required by law or municipal ordinance; 6. To 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 notes duplicate receipts therefor; 7. To pay in full under protest, in the manner provided by statute, any tax or assessment which First Party may desire to contest; 8. To 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 rebuilding or replacing 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 Bank of Ravenswood
STREET 1825 W Lawrence Ave
CITY Chicago, Illinois 60640

FOR RECORDERS INDEX PURPOSES
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE
5453-55 N Kenmore Ave
Chicago, Illinois 60640

INSTRUCTIONS OR
RECORDERS OFFICE BOX NUMBER 55

THIS INSTRUMENT WAS PREPARED BY:
This instrument LESLEY WAZELLE
BANK OF RAVENSWOOD
1825 WEST LAWRENCE AVE
CHICAGO, ILLINOIS 60640

to ensure the delivery of the proceeds of the note to the respective rate of expiration, then Trustee or the holders of the note may, but need not, make any payment to perform any obligation...

In order to provide for the payment of taxes and assessments, Mortgages agree to deposit with the Trustee a sum of money...

The agreement to be made by the mortgagor in connection with the execution of this instrument shall be as follows...

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: [Signature] VICE-PRESIDENT...

STATE OF ILLINOIS COUNTY OF COOK the undersigned a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY, that

Cell Gormann Vice-President of Bank of Ravenswood and [Signature] Asst. Cashier-Trust Officer...

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 IN THE PUBLIC RECORDS...

END OF RECORDED DOCUMENT