

UNOFFICIAL COPY

Property of Cook County

TRUST DEED

24982981

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THIS INDENTURE WITNESSETH, That the undersigned as grantors of Chicago, County of Cook and State of Illinois, for and in consideration of the sum of One Dollar and other good and valuable considerations, in hand paid, convey and warrant to CHICAGO BANK OF COMMERCE, a national banking association, as Trustee, of Chicago, Illinois, (herein referred to as "Trustee") the following described Real Estate, with all improvements thereon, situated in the County of Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED (Pages)

hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

GRANTORS AGREE to pay all taxes and assessments upon said property when due, to keep the buildings thereon insured to their full insurable value, to pay all prior encumbrances and the interest thereon and to keep the property tenable and in good repair and free of liens. In the event of failure of Grantors to comply with any of the above covenants, then Trustee is authorized to attend to the same and pay the bills therefor, which shall with interest thereon, become due immediately, without demand.

AS FURTHER SECURITY grantors hereby assign, transfer and set over to Trustee all the rents, issues and profits of said premises, from and after this date, and authorize it to sue for, collect and receipt for the same, to serve all necessary notices and demands, to bring forcible detainer proceedings to recover possession thereof, to re-let the said premises as it may deem proper and to apply the money so arising to the payment of the indebtedness secured hereby, or to any advancements made as aforesaid, and it shall not be the duty of Trustee to inquire into the validity of any such taxes, assessments, liens, encumbrances, interest or advancements.

In trust, nevertheless, for the purpose of securing payment of any advances made as aforesaid and of the principal sum and interest thereon in accordance with the terms, provisions and conditions of a certain Installment Note of even date herewith in the principal sum of \$ 10,000.00, wherein the undersigned promise to pay to the order of CHICAGO BANK OF COMMERCE, in one installment plus interest at 13 3/4% as follows: \$ 10,000.00 on the 13th day of November, 19 79, and thereafter in equal installments with interest at the rate of 13 3/4% after maturity, and any and all extensions and renewals of said note.

When the indebtedness hereby secured shall become due whether by acceleration or otherwise, the holder of said Note or Trustee shall have the right to foreclose the lien hereof. In any suit to foreclose the lien hereof, there shall be allowed and included as additional indebtedness in the decree for sale all expenditures and expenses which may be paid or incurred by or on behalf of Trustee or the holder of said note for attorneys' fees, trustee's fees, outlays for documentary evidence, stenographers' charges, publication costs and costs of procuring all abstracts of title, title searches and examinations, guarantee policies, Torrens certificates, and similar data and assurances with respect to title.

All rights conferred upon said Trustee or holder of the Note hereunder are in addition to any rights conferred upon said Trustee or holder under the terms of any security agreement from time to time in force creating a security interest in personal property to secure payment of said Note. Any foreclosure action may be brought hereunder before, after or during the pendency of any action brought to enforce any such security interest.

Witness our hands and seals this 15th day of May 19 79

P.F.V. Peter J. Vander Ploeg (SEAL)
S.V. Shirley J. Vander Ploeg (SEAL)

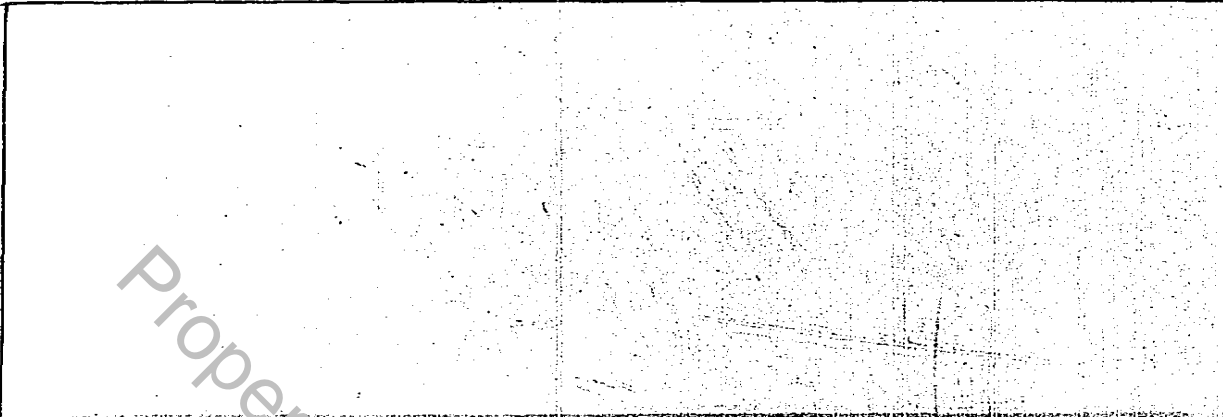
Form C-20 533

This instrument was prepared by
The Chicago Bank of Commerce
200 E. Randolph Drive, Chicago, IL 60601
by: Charles F. Veach, V.P.

A-905840

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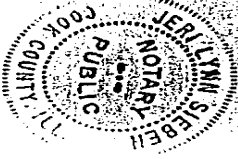
COOK COUNTY, ILLINOIS
FILED FOR RECORD

MAY 31 1979 2 14 PM

STATE OF Illinois)
Cook County,) ss.

Shirley J. Sieben
RECORDED FOR DEED

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I, Jeri Lynn Sieben
a Notary Public, in and for, and residing in said County, in the State aforesaid, do hereby
certify that Peter F. Vander Ploeg & Shirley J. Vander Ploeg
are personally known to me to be the same persons whose name s
are subscribed to the foregoing Instrument, appeared before me this day in person
and acknowledged that they signed, sealed and delivered the said Instrument as
their free and voluntary act for the uses and purposes therein set forth,
including the release and waiver of the right of homestead.
Given under my hand and Notarial Seal this 15th
day of May A. D. 1979

My Commission expires January 13 1982

Jeri Lynn Sieben
Notary Public.

Trust Deed and Note

Peter F. Vander Ploeg
Shirley J. Vander Ploeg
TO
Chicago Bank of Commerce
200 E. Randolph Drive
Chicago, IL 60601

FOR THE BANK OF AMERICA, N.C. FRANKLIN PARK, ILL.

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A. A perpetual easement for access roadway on and across a strip of land being a part of Parcels "C" and "C-1" as shown on and described in Plat of "Lake Front Plaza" aforesaid, 25 feet of even width being 12.5 feet on each side of a center line described as follows:

Beginning at a point on the North line of East Randolph Street extended 152.5 feet East of the East line of Lake Shore Drive (Field Boulevard) Viaduct as measured along said North line; thence South perpendicular to said North line of East Randolph Street extended, a distance of 140 feet to the Southerly property line of the Illinois Central Railroad Company;

B. A perpetual easement for sanitary and storm sewers, water mains, electric power lines and telephone lines on and across the premises described as follows:

- (1) A tract of land being a part of Parcels "C" and "D" as shown on and described in Plat of "Lake Front Plaza" aforesaid described as follows: Beginning at a point 25 feet South of the North line of East Randolph Street extended and 6 feet West of the East line of Parcel "C"; thence North parallel with and 6 feet West of said East line a distance of 232 feet; thence West at a right angle 62 feet; thence South at a right angle 132 feet; thence West at a right angle 6 feet to the East line of Parcel "B"; thence South along said East line of Parcel "B" a distance of 75 feet to the North line of East Randolph Street extended; thence West along said North line of East Randolph Street extended a distance of 207 feet; thence South at a right angle 25 feet; thence East along a line parallel with and 25 feet South of said North line of East Randolph Street extended a distance of 275 feet to the point of beginning;
- (2) A tract of land of varying widths being a part of Parcels "A" and "E" as shown on and described in Plat of "Lake Front Plaza" aforesaid described as follows: Beginning at the South East corner of said Parcel "A"; thence North along the East line of said Parcel "A" a distance of 16 feet; thence West at a right angle 35 feet 8 inches; thence North at a right angle 116 feet; thence West at a right angle 8 feet; thence South at a right angle 116 feet; thence West at a right angle 69 feet; thence North at a right angle 116 feet; thence West at a right angle 8 feet; thence South at a right angle 116 feet; thence West at a right angle 96 feet 4 inches; thence North at a right angle 85 feet; thence West at a right angle 6 feet; thence South at a right angle 85 feet; thence West at a right angle 90 feet 8 inches; thence North at a right angle 85 feet; thence West at a right angle 43 feet 8 inches to

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the East line of Parcel "E"; thence North along said East line a distance of 111 feet; thence West at a right angle 20 feet; thence South at a right angle 119 feet; thence West at a right angle 95 feet; thence South at a right angle 10 feet; thence East at a right angle 95 feet; thence South at a right angle 53 feet; thence East at a right angle 20 feet to the East line of said Parcel "E"; thence North along said East line 55 feet to the North line of Parcel "B"; thence East along said North line a distance of 363 feet 4 inches to the point of beginning;

- (3) A strip of land being a part of Parcels "C" and "C-1" as shown on and described in the Plat of "East Front Plaza" aforesaid, 4 feet of even width being 2 feet on each side of a center line described as follows: Beginning at a point 82 feet West of the East line of Parcel "C" as measured along the North line of East Randolph Street extended and 25 feet South of said North line; thence South perpendicular to said North line of East Randolph Street extended a distance of 88 feet more or less to the North bank of an existing slip; thence 28 feet of even width, being 14 feet on each side of center line, a distance of 13 feet; also a strip of land being a part of said Parcels "C" and "C-1", 6 feet of even width being 3 feet on each side of a center line described as follows: Beginning at a point 189 feet West of said East line of Parcel "C" as measured along said North line of East Randolph Street extended and 25 feet South of said North line; thence South perpendicular to said North line of East Randolph Street extended a distance of 88 feet, more or less to the North bank of an existing slip; thence 20 feet of even width, being 10 feet on each side of said center line a distance of 10 feet.

PARCEL 3:

Easements for the benefit of Parcel 1 aforesaid created by Article III, Section 3.1 of the Supplemental Deed from Illinois Central Railroad Company to American National Bank and Trust Company of Chicago, as Trustee under Trust No. 17460 dated December 15, 1964 and recorded December 23, 1964 as document 19,341,545 as follows:

- (1) A perpetual right in, over and upon the Excepted and Reserved Property and the Easement Property, and the property adjacent thereto, for reasonable access for the construction, maintenance, repair, reconstruction, relocation, renewal, alterations removal and inspection of the Supports of the Improvement, and of the pipes and equipment for air conditioning, connections with viaducts, water main, sewers, heating, electric, telephone, gas or other utility lines, ground level access road, or other facilities, which at any time may be situated within the Air Right Property, the Excepted and Reserved Property,

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Handwritten initials and signatures: ✓ BW, ✓ SVP

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or the Easement Property or which may be otherwise under the responsibility of Grantee, and generally for the purpose of fulfilling its obligations and exercising its rights under said Deed, together with a perpetual right of underlying and lateral support, either natural or structural, for the Supports of the Improvement to the extent required for the structural safety thereof.

- (2) Perpetual easements to install, and to maintain so far as required by law or the provisions of said Deed, the necessary expansion joints, sewers, gutters, downspouts, pipes, equipment and waterproofing to provide a surface drainage for the Improvement to storm sewers constructed within easements provided for in said Deed.
- (3) A perpetual easement to use such parts of the Excepted and Reserved Property, the Easement Property and other property of the Grantor in which Supports for the purpose of support of the Building are located. The location of such Supports is described in Lots No. 1 through 133 of the Plat of Survey and the face of the Plat of Survey, which Plat of Survey was recorded December 10, 1964 as document 19,330,409.

PARCEL 4:
Easement for the benefit of Parcel 1 aforesaid created by Grants from Illinois Central Railroad Company dated May 1, 1962 and recorded May 7, 1962 as document 18,467,559 and dated December 17, 1964 and recorded December 23, 1964 as document 19,341,547 for reasonable access for the construction, maintenance, repair and reconstruction, relocation, renewal, alteration, removal and inspection of the supports of the viaducts as described in said instrument, in, over and upon the Excepted and Reserved Property and the property adjacent thereto.

BN
SVP

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END OF RECORDED DOCUMENT