

TRUST DEED

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10.11

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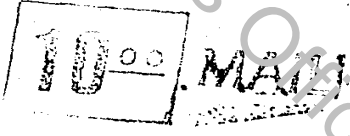
THIS INDENTURE, Made June 30 1977, between Bank of Ravenswood, an Illinois Banking Corporation, not personally but as Trustee under the provisions of a Deed or Deeds in trust duly recorded and delivered to said Bank in pursuance of a Trust Agreement dated June 21, 1977 and known as trust number 2723, herein referred to as "First Party," and Chicago Title and Trust Company 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 Seven Thousand and 00/100\*\* Dollars, made payable to ~~XXXXXXXX~~ Jefferson State Bank 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 September 1, 1977 on the balance of principal remaining from time to time unpaid at the rate of 9-1/2 per cent per annum in instalments as follows: \*\* Three hundred forty-four and 89/100\*\* (\*\$344.89)

Dollars on the 1 day of September 1977 and \*\* Three hundred forty-four and 89/100 \*\* (344.89) Dollars on the 1 day of each and every month hereafter until said note is fully paid except that the final payment of principal and interest, if not sooner paid shall be due on the 1 day of August 1982 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 ~~xxxxx~~ 10-1/2 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 Jefferson State Bank 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 conditions 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, convey, release, alien and convey unto the Trustee, its successors and assigns, the following described Real Estate situated, being and being in the COUNTY OF Cook AND STATE OF ILLINOIS, to wit:

Lot 100 ( except that part of said lots lying between the Northeastery line of Lincoln Avenue and lying 17 feet Northeastery of Lincoln Avenue measured at right angles thereto and parallel with the Northeastery line of Lincoln Avenue) in Krehn and Dato's Polo Grounds Addition to N. Edgewater being a subdivision in the South West 1/4 of Section 1, Township 40 North, Range 13, East of the Third Principal Meridian.



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which, with the property hereinafter described, is referred to herein as the "premises;" 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: (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 cost, and free from mechanics' or other liens or claims for lien not expressly subordinated to the lien hereof; (3) pay when due any indebtedness which may be incurred 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 to holders of the notes; (4) complete 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 policies 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 all annual and renewal policies, to holders of the note; and in case of insurance about

NAME: Jefferson State Bank  
SUBJECT: 5301 W. Lawrence Avenue Chicago, IL 60630  
CITY: Atn: Saul D. Binder, President

FOR RECORDERS INDEX PURPOSES INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE 5809 N. Lincoln Chicago, IL

This instrument was prepared by Saul D. Binder Jefferson State Bank

