

TRUST DEED

24 106 121

Form J1910-618-9/76

THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INSTRUMENT, Made September 2 1977, between Lake View Trust and Savings Bank, an Illinois 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 September 1, 1977 and known as trust number 4700, herein referred to as "First Party," and

LAKE VIEW TRUST AND SAVINGS BANK

an Illinois corporation herein referred to as TRUSTEE, witnesseth:

THAT, WHEREAS First Party has concurrently herewith executed and delivered an instalment note bearing even date herewith in the Principal Sum of Twenty-Eight Thousand and No/100----- (\$28,000.00) Dollars,

made payable to BEARER 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 on the balance of principal remaining from time to time unpaid at the rate of 8-3/4 per cent per annum in instalments as follows:

Three Hundred Fifty and 9/100----- Dollars (\$350.92) on the 25th day of October 19 77, and Three Hundred Fifty and 92/100----- Dollars (\$350.92) on the 25th day of each and every 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 25th day of September 19 81. 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 9 1/2 per cent per annum, and all of said principal and interest being made payable at such office 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 Lake View Trust and Savings Bank 3201 North Ashland Avenue 60657 in Chicago, Illinois.

NOW, THEREFORE, First Party in 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 hereinafter said, 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 situated, lying and being in the COUNTY OF Cook AND STATE OF ILLINOIS, to wit:

That part of Lot 36 lying Southeasterly of a Line 51 feet Southeasterly of and parallel to the Northwesternly line of Lot 36 in Block 3 in Fullerton's 2nd Addition to Chicago in the SE1/4 of Section 30, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.**

The Grantors shall deposit with the holder of the Note secured hereby on each monthly payment date a sum of money equal to the amount of the annual taxes and assessments on the premises hereinafter described as determined by the appropriate authorities, including the amount of assessments become due and payable on the date of such payment, and the Trustee is authorized to accept such deposits and to apply the same to the payment of such deposits, the Grantors hereby agree to do so from time to time forthwith.

which, with the property hereinafter described, is referred to herein as the "premises." TOGETHER with all improvements, tenements, easements, fixtures, and appurtenances thereto belonging, and all rents, issues and profits thereon for so long and during all such times as First Party, its successors or assigns may be entitled thereto (which are pledged primarily and on a parity with said real estate and not secondarily), and all apparatus, equipment or articles now or hereafter therein or thereon used to supply heat, gas, air conditioning, water, light, power, refrigeration (whether single units or centrally controlled), and ventilation, including (without restricting the foregoing), screens, window shades, storm doors and windows, floor coverings, linoleum, 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 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 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 be destroyed; (2) keep said premises in good condition and repair, without waste, and free from mechanic's or other liens or claims for lien not expressly subordinated to the lien hereof; (3) pay when due any indebtedness which may be secured 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 note; (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 ordinances 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 under protest, in the manner provided by statute, any tax or assessment which First Party may desire to contest; (8) pay in full moneys 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 here- by, all in companies satisfactory to the holders of the note, under insurance policies payable, in case of loss or damage, to Trustee for the benefit of the

NAME Lake View Trust and Savings Bank
STREET 3201 North Ashland Avenue
CITY Chicago, Illinois 60657
OR
RECORDER'S OFFICE BOX NUMBER 15

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

1710-12 West Altgeld
Chicago, Illinois 60614

THIS INSTRUMENT WAS PREPARED AND DRAFTED BY
LAKE VIEW TRUST AND SAVINGS BANK
3201 N. ASHLAND AVENUE
CHICAGO, ILLINOIS 60657

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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 addi-
tional and renewal policies, to holders of the note, and in case of insurance about to expire, to deliver renewal policies not less than ten days prior to the
respective dates of expiration; then Trustee or the holders of the note may, but need not, make any payment or perform any act hereinbefore set forth
in any form and manner deemed expedient and may, but need not, make full or partial payments of principal or interest on prior encumbrances, if any,
and purchase, discharge, compromise or settle any tax lien or other prior lien or claim or claims authorized and all expenses paid or incurred in con-
ting said premises or contest any tax or assessment. All moneys paid for any of the purposes herein authorized and all expenses paid or incurred in con-
ting said premises or contest any tax or assessment, including attorney's fees, and any other moneys advanced by Trustee or the holders of the note to protect the mortgaged
the lien hereof, plus reasonable compensation to Trustee for each matter concerning which action herein authorized may be taken, shall be so much addi-
tional indebtedness secured hereby and shall become immediately due and payable without notice and with interest thereon at the rate of five per cent
per annum. Inaction of Trustee or holders of the note shall never be considered as a waiver of any right accruing to them on account of any of the
provisions of this paragraph.

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THIS TRUST DEED is executed by the Lake View Trust and Savings Bank, not personally but as Trustee as aforesaid in the exercise of the power and
authority conferred upon and vested in it as such Trustee (and said Lake View Trust and Savings Bank hereby warrants that it possesses full power and
authority to execute this instrument), and it is expressly understood and agreed that nothing herein or in any instrument containing shall be construed as creating
any liability on the part of First Party or on said Lake View Trust and Savings Bank personally to pay the said note or any interest that may accrue thereon, or
any indebtedness accruing hereunder, or to perform any covenant either express or implied herein contained, all such liability, if any, being expressly waived
by Trustee and by every person now or hereafter claiming any right or security hereunder, and that so far as the First Party and its successors and said Lake
View Trust and Savings Bank personally are concerned, the legal holder or holders of said note and the owner or owners of any indebtedness accruing hereunder
shall look solely to the premises hereby conveyed for the payment thereof, by the enforcement of the lien hereby created in the manner herein and in said note
provided or by action to enforce the personal liability of the guarantor, if any.

IN WITNESS WHEREOF, Lake View Trust and Savings Bank, not personally but as Trustee as aforesaid, has caused these presents to be signed by its
Vice-President, and its corporate seal to be hereunto affixed and attested by its Assistant Trust Officer, the day and year first above written.

LAKE VIEW TRUST AND SAVINGS BANK, As Trustee as aforesaid and not personally,
By: *[Signature]* VICE-PRESIDENT
Attest: *[Signature]* ASSISTANT TRUST OFFICER

STATE OF ILLINOIS
COUNTY OF COOK

I, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that
R. W. KINZIE
Vice-President of the LAKE VIEW TRUST AND SAVINGS BANK, and
S. D. XINTARIS
Assistant Trust Officer of said Bank, who are personally known to me to be the same persons whose names are subscribed to the
aforesaid instrument, as such Vice-President, and Assistant Trust Officer, respectively, appeared before me this day in person and
acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary
act of said Bank, as Trustee as aforesaid, for the uses and purposes therein set forth; and the said Assistant Trust Officer then and there
acknowledged that said Assistant Trust Officer, as custodian of the corporate seal of said Bank, did affix the corporate seal of said
Bank to said instrument as said Assistant Trust Officer's own free and voluntary act and as the free and voluntary act of said
Bank, as Trustee as aforesaid, for the uses and purposes therein set forth.

NOTARY PUBLIC
STATE OF ILLINOIS
COUNTY OF COOK

Given under my hand and Notarial Seal this 8th day of September 1977
[Signature]
Notary Public

IMPORTANT
FOR THE PROTECTION OF BOTH THE BORROWER AND LENDER,
THE NOTE REFERRED BY THIS TRUST DEED SHOULD BE IDENTIFIED
BY THE TRUSTEE NAMED HEREIN BEFORE THE TRUST
DEED IS FILED FOR RECORD.

The Installment Note mentioned in the within Trust Deed has been identified
herewith under Identification No. 3368
[Signature]
Trustee