

UNOFFICIAL COPY

TRUST DEED

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16-20 (PI)

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10.00

THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE, Made September 19th 1977, between Exchange National Bank of 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 April 6th, 1971 and known as trust number 24994, herein referred to as "First Party," and

Commercial National Bank of Chicago 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

~~*** TWELVE THOUSAND AND NO/100~~ ----- Dollars, made payable to ~~RENDERER~~ COMMERCIAL NATIONAL BANK OF CHICAGO 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

on the balance of principal remaining from time to time unpaid at the rate of _____ per cent per annum in instalments as follows:

PAYABLE ON DEMAND

~~XX Dollars on the~~ day of ~~each~~ thereafter until said notes is fully paid except that the first ~~XX Dollars on the~~ day of each ~~XX Dollars on the~~ day of each thereafter until said notes is fully paid except that the first

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, in writing appoint, and in absence of such appointment, then at the office of COMMERCIAL NATIONAL BANK OF CHICAGO 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 limitations of the 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, remise, release, alien and convey unto the Trustee, its successors and assigns, the following described Real Estate situate, lying and being in the COUNTY OF AND STATE OF ILLINOIS, to wit:

Lot 18 in Block 36 in W. F. Kniss & Company's Peterson Woods Addition to Arcadia Terrace in the Southwest quarter of Section 1, Township 40 North, Range 13 East of the Third Principal Meridian.

Instrument prepared by CHAS LES J (SAY) 4800 N WESTERN CHGO ILL COMMERCIAL NATL BANK OF CHGO

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which, with the property hereinafter described, is referred to herein as the "premises." TOGETHER with all improvements, tenements, accessories, fixtures, and appurtenances thereto belonging, and all rents, issues and profits thereof for so long and during all such times as First Party, its successors or assigns may be entitled thereto, which are pledged primarily and in a party with said real estate and not secondarily, and all apparatus, equipment or article now or hereafter thereon or thereon used to supply heat, gas, air conditioning, water, sewer, refrigeration (whether single units or centrally controlled), and ventilation, including without restricting the foregoing, a screen window shades, storm doors and windows, floor coverings, molder beds, awnings, stairs 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 article 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 destroyed; 2) keep said premises in good condition and repair, without waste, and free from nuisances 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 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 periodically attached 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 protest, 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 additional and renewal policies, to holders of the note, and in case of insurance about

NAME: COMMERCIAL NATL BK
STREET: 4800 N WESTERN
CITY: CHGO ILL 60625
INSTRUCTIONS: OR 490
RECORDER'S OFFICE BOX NUMBER

FOR RECORDERS INDEX PURPOSES
INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE
5526 N. SACRAMENTO
CHICAGO, ILL.

to expire, to deliver original policies not less than ten days prior to the respective date of expiration, then Trustee or the holders of the note may, but need not, make any payment or perform any act heretofore set forth in any form and manner deemed expedient and may, but need not, make full or partial payments of principal or interest on the note...

24 119 183

THIS TRUST DEED is executed by Exchange National Bank of Chicago, not personally but as Trustee as aforesaid, for the exercise of the power and authority conferred upon and vested in it...

IN WITNESS WHEREOF, Exchange National Bank of Chicago, not personally but as Trustee as aforesaid, has caused the foregoing to be signed by its President...

EXCHANGE NATIONAL BANK OF CHICAGO As Trustee as aforesaid and personally,
By [Signature] VICE PRESIDENT TRUST OFFICER
Attest [Signature] ASSISTANT CASHIER TRUST OFFICER

APHRODITE PAPAJOHNS
BEN A. ROSEN
J. L. KHILE

Notary Public for the State of Illinois
APHO... PAPAJOHNS
NOTARY PUBLIC
(043) 16 24 (P.U.)

23rd day of Sept. 1917
Aphrodite Papajohns

IMPORTANT
FOR THE PROTECTION OF BOTH THE BORROWER AND LENDER
THE NOTE SECURED BY THIS TRUST DEED SHOULD BE IDENTIFIED BY THE TRUSTEE NAME AND REGISTERED FOR RECORD

The Instrument Note mentioned in the within Trust Deed has been identified herewith under the name of...

CHICAGO TITLE AND TRUST COMPANY, TRUSTEE
BY [Signature] ASST. CLERK SECRETARY

END OF RECORDED DOCUMENT