

SEP 27 6 57 75 174 MO

TRUST DEED

24 122 497

617010

THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, Made September 15 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 September 15, 1977 known as trust number 2846, 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

SIXTY THREE THOUSAND AND NO/100-----(\$63,000.00)----- 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 hereinafter specifically described, the said principal sum and interest from September 15, 1977 payable monthly on the balance of principal remaining from time to time unpaid at the rate of 8 1/2 percent per annum in instalments as follows:

Five hundred Forty Six and 74/100-----(\$546.74)----- Dollars on the 1st day of November 1977 and Five Hundred Forty Six and 74/100-----(\$546.74)----- 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 October 1977

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 percent 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 to 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 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 Cook AND STATE OF ILLINOIS, to wit:

Lots 27 and 28 in Block 2 in Dempster Park a subdivision of Lots 6 to 9 in the Subdivision of the South 40 acres of the West half of the South East quarter of Section 15, also the East 4 chains of the South 20 chains of the South West quarter of Section 15, Township 41 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.**

10.00

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 hereof 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 thereto or thereon used to supply heat, gas, air conditioning, water, light, sewer, refrigeration (whether single units or centrally controlled), and ventilation, including (without restricting the foregoing), screens, window shades, storm doors and windows, floor coverings, window blinds, 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 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 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 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 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 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 holder 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

DELIVERY INSTRUCTIONS RECORDER'S OFFICE BOX NUMBER 55

FOR RECORDERS INDEX PURPOSES INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE 4242 Greenwood Skokie, Illinois

THIS INSTRUMENT WAS PREPARED BY: LESLEY WAZELLE This instrument was prepared by: 1825 WEST LAWRENCE AVE. CHICAGO, ILLINOIS 60640

24 122 497

to expire, to deliver removal 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 hereunder 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 title or claim thereof, or redeem from any tax sale or foreclosure affecting said premises or interest therein, or cause to be paid or advanced by Trustee or the holders of the note in order to protect the mortgaged premises and the lien connection therewith, including attorneys' fees, and any other moneys advanced by Trustee or the holders of the note in order to protect the mortgaged premises and the lien connection therewith, plus reasonable compensation to Trustee for such services rendered without notice and with interest thereon at the rate of seven per cent per annum, secured hereby and shall become immediately due and payable without notice and with interest thereon at the rate of seven per cent per annum, if any of the provisions of this paragraph are violated.

In order to provide for the payment of this obligation, the undersigned hereby agrees to deposit with the Trust Officer of the Bank of Ravenswood, a sum of \$241,224.97 in a non-interest bearing account.

STATE OF ILLINOIS
COUNTY OF COOK
SEP 27 9 00 AM '77
24122497

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 (and said Bank of Ravenswood 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 said note contained shall be construed as creating any liability on said First Party or on said Bank of Ravenswood personally to pay the said note or any interest that may accrue thereon, or any indebtedness accruing hereinafter, or to perform any covenant either express or implied herein contained, all such liability, if any, being expressly waived by Trustee and its successors and said Bank of Ravenswood personally are concerned, the legal holder or holders of such liability, if any, being the First Party and its successors and said Bank of Ravenswood shall look solely to the premises hereby conveyed for enforcement of the lien hereby created, in the manner herein and in said note provided or by action to enforce payment thereon by the enforcement of the lien hereby created, if any.

IN WITNESS WHEREOF, the undersigned, Ceil Gonnerman, Vice-President of Bank of Ravenswood, not personally but as Trustee as aforesaid, has caused these presents to be signed by its Vice President, Chloe Arlan, and its corporate seal to be hereunto affixed and attested by its Trust Officer, Beverly A. J. [Signature] Trust Officer this day and year first above written.

By Ceil Gonnerman Vice-President of Bank of Ravenswood
Attest Chloe Arlan Trust Officer
the undersigned
a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY, that
Given under my hand and Notarial Seal this 16th day of September 1977

IMPORTANT
FOR THE PROTECTION OF BOTH THE BORROWER AND LENDER,
THE NOTE SECURED BY THIS TRUST DEED SHOULD BE IDENTIFIED BY THE TRUSTEE NAMED HEREIN BEFORE THE TRUST DEED IS FILED FOR RECORD.
The Instrument Note mentioned in the within Trust Deed is hereby identified herewith under Identification No. CHICAGO TITLE AND TRUST COMPANY.
BY Diane C. [Signature] ASSISTANT SECRETARY