

TRUST DEED

25587165

THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE, Made August 29, 1980, between BREMEN BANK AND TRUST COMPANY, an Illinois Corporation, not personally but as Trustee under the provisions of a Deed or Deeds in trust duly recorded and delivered to said Company in pursuance of a Trust Agreement dated July 16, 1973 and known as trust number 73-408, herein referred to as "First Party," and BREMEN BANK & 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

Ninety-six Thousand and 00/100----- Dollars,

made payable to LARER

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 date hereof

on the balance of principal remaining from time to time unpaid at the rate of 13% per cent per annum in instalments as follows: One Thousand One Hundred Twenty-five and 00/100-----

Dollars on the 1st day of October 1980 and One Thousand One Hundred Twenty-five and 00/100-----

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 September 1980. 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 13% per cent per annum, and all of said principal and interest being made payable at such banking house or trust company in Tinley Park, 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 BREMEN BANK & TRUST COMPANY 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:

There is no prepayment penalty or other charge for any prepayments of this loan.

Unit 6, Oak Center Condominium, #1, as delineated on survey of the following described Parcel of real estate (herein referred to as "Parcel"): The South 64.19 feet of Lot 4; all of Lot 5; and the North 120.81 feet of Lot 6, and the 20.00 foot vacated alley lying between Lots 5 and 6 in Lorel Gardens Subdivision of the East 300 feet of the South 675.81 Feet of the West 13 1/3 acres of the Southeast 1/4 of the Southwest 1/4 of Section 16, Township 36 North, Range 13, East of the Third Principal Meridian; and that part of the Southeast 1/4 of the South west 1/4 of said Section 16 lying East of the East line of said Lorel Gardens Subdivision; lying West of Lot 12 in A. T. McIntosh and Company Laramie Acres, a Subdivision of the East 26 2/3 acres of the Southeast 1/4 of the Southwest 1/4 of said Section 16, lying North of the North line of 159th Street; and lying South of a line parallel with and 295.0 feet North of the North line of said 159th Street, all in Cook County, Illinois, which survey is attached as Exhibit A-1 and A-2 to the Declaration made by BREMEN BANK & TRUST COMPANY as Trustee under Trust 252 recorded in the Office of Recorder of Deeds of Cook County, Illinois, as document 22365774; together with an undivided 10% interest in said Parcel (excepting from said Parcel all the property and space comprising all the units as defined and set forth in the Declaration and Survey) in Cook County, Illinois.

25587165

Property of Cook County Clerk's Office

SEE ATTACHED

SEE ATTACHED

SEE ATTACHED

THIS DOCUMENT PREPARED BY:
MORTGAGE DEPT.

MARGARET D. KOBYLARCZYK
BREMEN BANK & TRUST COMPANY
17500 OAK PARK AVENUE
TINLEY PARK, ILLINOIS 60477

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 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 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, door coverings, inador 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 hereinafter 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 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 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 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 | BREMEN BANK & TRUST COMPANY
D |
E | STREET 17500 S. Oak Park Avenue
L |
I | CITY Tinley Park, IL. 60477
V |
E |
R |
Y | INSTRUCTIONS OR
RECORDER'S OFFICE BOX NUMBER

BOX #49

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

5320 W. 159th St.
Unit 6
Oak Forest, IL. 60452

25587165

