

25829857

Sidney R. Olson

TRUST DEED

COOK COUNTY, ILLINOIS  
FILED FOR RECORD

RECORDER OF DEEDS

1981 APR -7 AM 9:00

25829857

J1910-018-9/77-15H

THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE, Made April 1, 1981, 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 October 22, 1980 and known as trust number 1900, 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 FORTY THOUSAND AND NO/100- (\$40,000.00) Dollars, made payable to BEARER

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 SIX HUNDRED FIFTY AND NO/100- (\$650.00) Dollars

per cent per annum in instalments as follows: on the 15th day of May, 1981, and FIFTY AND NO/100- (\$650.00) Dollars on the 15th 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 15th day of April, 1984.

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 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 in Chicago, Illinois.

\* One and One-Half per cent (1-1/2%) per annum above the prime rate of interest in effect from time to time, as published by Lake View Trust and Savings Bank NOW, THEREFORE, First Party to secure the payment of the said principal and 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:

Lot 71 in Albert Wisner's Subdivision of the South East 1/4 of the South West 1/4 of the South West 1/4 of Section 20, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

10.00

It is understood that in addition to the above mentioned monthly principal and interest payment, the Mortgagors agree to deposit in a escrow account one-twelfth (1/12th) of the estimated improved Real Estate tax bill or the last ascertainable improved Real Estate tax bill monthly, from year to year on a calendar basis (January to January), not on a "When issued and payable" basis. It is also understood that the trustee or the holder of the note will pay no interest for any monies deposited in said escrow account for taxes.

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, so long and during all such times as First Party, its successors or assigns may be entitled thereto (which are pledged primarily and of a parity with any 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, interior 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 receipt of satisfactory evidence of the discharge of such prior lien to Trustee or to holders of the note; (4) comply within a reasonable time any building or other laws 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 ordinances; (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 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 individuals 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

D	NAME	LAKE VIEW TRUST & SAVINGS BANK
E	STREET	3201 N. Ashland Ave.
L	CITY	Chicago, IL 60657
I		
V		
E		
R		
Y	INSTRUCTIONS	OR
	RECORDER'S OFFICE BOX NUMBER	146

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

1458 W. Belmont Ave.  
Chicago, IL 60657

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

CHERIE O'BRIEN

PNTI NS: 160659 1 OF 2

