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TRUST DEED

26 578 621 COOK COUNTY, ILLINOIS
FILED FOR RECORD

LeRoy R. Olsen
REGISTER OF DEEDS

1983 APR 22 AM 10:05

26578621

THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE, Made March 28, 1983, between Bridgeview Bank & Trust Company, Bridgeview, Ill., an Illinois Banking Corporation, not personally but as Trustee under the Provision of a Deed or Deeds in trust duly recorded and delivered to said Bank in pursuance of a Trust Agreement dated November 24, 1975 and known as Trust Number 1-0145, herein referred to as "First Party," and Bridgeview Bank and Trust Company, an Illinois banking 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 Seven Thousand and no/100's----- (\$70,000.00)

made payable to BEAVER Dollars 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 on the balance of principal remaining from time to time unpaid at the rate of 12% per cent per annum in instalments as follows: Seven Hundred and Seventy and 76/100's-----

Dollars (\$770.76) on the 1st day of June 1983 and Seven Hundred and Seventy and 76/100 s-----

Dollars (\$770.76) 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 May 1993. 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 installment unless paid when due shall bear interest at the then highest rate permitted by law, and all of said principal and interest being made payable at such banking house or trust company, 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

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:

11.00

(SEE ATTACHED RIDER)

UNIT 14-1A IN STONY CREEK CONDOMINIUM AS DELINEATED ON SURVEY OF A PART OF THE WEST 9.2433 ACRES OF THE EAST 10 ACRES OF THE QUARTER OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN (HEREINAFTER REFERRED TO AS PARCEL), WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM MADE BY THE MELROSE PARK NATIONAL BANK AS TRUSTEE UNDER TRUST NUMBER 1467 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 22923670 AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH AMENDMENTS AS SAME ARE FILED OF RECORD PURSUANT TO SAID DECLARATION AND TOGETHER WITH ADDITIONAL COMMON ELEMENTS AS SUCH AMENDMENTS ARE FILED OF RECORD, IN THE PERCENTAGES SET FORTH IN SUCH AMENDMENTS, WHICH PERCENTAGES SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE ON THE RECORDING OF EACH SUCH AMENDMENT AS THOUGH CONVEYED HEREBY IN COOK COUNTY, ILLINOIS

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, floor 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 herein set forth.

D NAME Bridgeview Bank and Trust Company
E
L STREET 7940 S. Harlem
I
V CITY Bridgeview, Illinois
E
R
Y

FOR RECORDERS INDEX PURPOSES
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE.
#5 Stonebridge Court, Palos Hills
THIS DOCUMENT PREPARED BY
James W. Haleas, Attorney at law
7940 S. Harlem
Bridgeview, Illinois 60455

INSTRUCTIONS RECORDER'S OFFICE BOX NO. 206

26 578 621

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Rider to TRUST DEED - Dated March 28, 1983

Maker: Bridgeview Bank and Trust Company, as Trustee under Trust Agreement

Dated November 24, 1975 and known as Trust # 1-0145

The undersigned agree to pay to the Bridgeview Bank and Trust Company (Bank) on each monthly payment date an additional amount equal to one-twelfth (1/12th) of the annual taxes and assessments levied against the mortgaged premises, and one-twelfth (1/12th) of the annual premiums for insurance carried in connection with said premises, all as estimated by the Bank. As taxes and assessments become due and payable and as insurance policies expire, or premiums thereon become due, the Bank is authorized to use such moneys for the purpose of paying such taxes or assessments, or renewing insurance policies or paying premiums thereon, and in the event such moneys are insufficient for such purpose the undersigned agree to pay the Bank the difference forthwith. It shall not be obligatory upon the Bank to inquire into the validity or accuracy of any of said items before making payment of the same and nothing herein contained shall be construed as requiring the Bank to advance other moneys for said purposes nor shall the Bank incur any personal liability for anything it may do or omit to do hereunder.

A late charge on payments made more than 15 days after due date of the month due shall be charged at the maximum rate permissible by law.

26 578 621

BRIDGEVIEW BANK & TRUST COMPANY, BRIDGEVIEW, ILLINOIS, As Trustee as aforesaid and not personally.

By Robert C. Catepeltis Trust No. 1-0145 VICE PRESIDENT
Attest Jeanette M. ... ASSISTANT SECRETARY

Identification No. 596
BRIDGEVIEW BANK AND TRUST CO., TRUSTEE
By Melvin Blaylock Vice President

END OF RECORDED DOCUMENT