

UNOFFICIAL COPY

TRUST DEED

26 652 880

COOK COUNTY, ILLINOIS  
FILED FOR RECORD

1983 JUN 22 AM 10: 20

THE ABOVE SPACE FOR RECORDERS USE ONLY

*Lillian K. Olson*

RECORDED OF DEEDS

26652880

THIS INDENTURE, Made June 17, 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 June 17, 1983 and known as Trust Number 1-1234, 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 Forty-three Thousand Six Hundred and no/100's-- (\$43,600.00)--- Dollars

made payable to BEARER 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: Four Hundred and Fifty and 10/100's

Dollars (\$ 450.10 ) on the 10<sup>th</sup> day of August 19 83 and Four Hundred and Fifty and 10/100's

Dollars (\$450.10 ) on the 1<sup>st</sup> day 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 1<sup>st</sup> day of July 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 Bridgeview Bank and Trust Company

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:

( SEE ATTACHED RIDER )

Unit No. 3C and Garage Unit No. G3C in Clearview Condominium as delineated on a survey of the following described real estate: Lot 14 in Heritage Manor, a subdivision of part of the West half of the Northeast quarter of Section 13, Township 36 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit "A" to Declaration of Condominium made by Clearview Construction Corporation, an Illinois Corporation, recorded in the Office of the Recorder of Deeds Cook County, Illinois as Document Number 26572287, together with its undivided percentage interest in the common elements.

Mortgagor also hereby grants to mortgagee, its successors and assigns, all rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the aforementioned Declaration.

This Mortgage is subject to all rights, easements, restrictions, conditions, covenants and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

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, in-lot 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 STREET 7940 S. Harlem  
I CITY Bridgeview, Illinois 60455  
V  
R  
Y  
INSTRUCTIONS RECORDER'S OFFICE BOX NO. 206

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

Unit 3C and G3C 7448 Ponderosa Ct.  
Orland Park, Illinois 60455  
James W. Haleas, attorney at  
Law  
7940 S. Harlem  
Bridgeview, Illinois 60455

JUN 20 1983 09 8610

11.00

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Rider to TRUST DEED - Dated June 17, 1983.

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

Dated June 17, 1983, and known as Trust # 1-1234

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.

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

By: [Signature] under trust No. 1-1234  
VICE-PRESIDENT  
Attest: [Signature] SECRETARY

26 652 880

Identification No. 602  
BRIDGEVIEW BANK AND TRUST CO., TRUSTEE  
By: [Signature] President

**END OF RECORDED DOCUMENT**