

# UNOFFICIAL COPY

TRUST DEED

26 894 487

THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE, Made December 8, 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 August 11, 1979 and known as Trust Number 1-0735, herein referred to as "First Party," and

Bridgeview Bank 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

One hundred fifty four thousand six hundred and no/100ths—(\$154,600.00)——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 12.50 per cent per annum in instalments as follows:

One thousand nine hundred five and 47/100ths Dollars (\$1,905.47) on the 1st day of January 1984 and

One thousand nine hundred five and 47/100ths Dollars (\$1,905.47) 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 December 1988 in the amount of \$132,083.09

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 a point, and in absence of such appointment, then at the office of Bridgeview Bank and Trust Company, 7940 South Harlem Ave. Bridgeview, Ill.

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:

Lot 23 (except that part lying North of a line drawn from a point in the East line of said Lot 23 a distance of 16.14 feet South of the Northeast corner thereof to a point in the West line of said Lot 23 a distance of 16.11 feet South of Northwest corner thereof) in Robert Bartlett's 79th Street and Roberts Road Estates, a subdivision of the Northeast quarter of the Northeast quarter of Section 35, Township 38 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.\*\*\*

11.00

1983 DEC 13 AM 10:14

RECORDER OF DEEDS 26894487

(SEE RIDER ATTACHED)

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.

NAME Bridgeview Bank and Trust Company  
STREET 7940 South Harlem Avenue  
CITY Bridgeview, Illinois 60455

FOR RECORDERS INDEX PURPOSES  
INSERT STREET ADDRESS OF ABOVE  
DESCRIBED PROPERTY HERE.  
8049 West 79th St. Justice, Ill.  
THIS DOCUMENT PREPARED BY  
James W. Haleas, Attorney At Law  
7940 South Harlem Avenue  
Bridgeview, Illinois 60455

INSTRUCTIONS RECORDER'S OFFICE BOX NO. 206

26 894 487

DEC 13 1983 31 12 50

# UNOFFICIAL COPY

Rider to TRUST DEED — Dated December 8, 1983.

Made by Bridgeview Bank and Trust Company, as Trustee under Trust Agreement

Dated August 11, 1979. and known as Trust # 1-0735.

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 AUTHORIZED AND AGREE PERSONALLY,

By [Signature] under trust # 1-0735  
Vice President

Attest [Signature] Secretary

Identification No. 609

BRIDGEVIEW BANK AND TRUST CO. TRUSTEE

By [Signature] President

26 894 487

