

678600 TRUST DEED

26218790

1982 MAY 3 PM 14 47
RECORDERS OFFICE
COOK COUNTY ILLINOIS

RECORDED

MAY-3 -82 603275 26218790 - REC 10.20
THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE, Made April 27 1982, between American National Bank and Trust Company of Chicago, a National Banking Association, not personally but as Trustee under the provisions of a Deed of Trust in trust duly recorded and delivered to said Company in pursuance of a Trust Agreement dated February 24 1969 and known as trust number 27925 herein referred to as "First Party," and Chicago Title and Trust Company, an Illinois corporation doing business in Chicago, Illinois 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 Eight Thousand Seven Hundred Dollars (\$8,700.00) made payable to BEARER and delivered, in and by which said Note the First Party promises to payout of that portion of the trust estate subject to said Trust Agreement and hereinafter specifically described, the said principal sum and interest from the balance of principal remaining from time to time unpaid at the rate of per cent per annum in installments as follows: Eight Thousand Seven Hundred (\$8,700.00)

Dollars on the 2nd day of May 1983 and (SEE *) Dollars on the day of each hereafter until said note is fully paid except that the final payment of principal and interest, if not sooner paid, shall be due on the day of 19 All principal and interest All such payments on account of the indebtedness shall need 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 seven per cent per annum, and all of said principal and interest being made payable at such banking house or trust company in Chicago, 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 Motel & Kreisman, One North LaSalle Street, 60602 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 to the Trustee, its successors and assigns, the following described Real Estate situated, lying and being in the COUNTY OF COOK AND STATE OF ILLINOIS, to wit:

Lot 18 in Lindemann's Subdivision of the North 1/2 of the East 5 acres in Block 9 in the Canal Trustee's Subdivision of the East 1/2 of Section 29, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

and prepaid interest for one year at eleven and one-half percent (11.5%) on said principal on May 2, 1982, in the amount of One Thousand Fifty Dollars (\$1,050.00) with no further interest being due or owed, unless the principal sum is not paid on May 1, 1983, then in such event interest thereafter on the unpaid balance remaining in default at eleven and one-half percent (11.5%) per annum.

10 MAIL

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 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 note; (4) complete within a reasonable time any building or building 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 by the insurance companies of monies sufficient either to pay the cost of replacing or repairing the same or to pay in full the indebtedness secured hereby, all in compliance satisfactory to the holders of the note, under insurance policies payable, in case of loss or damage, to Trustee for the benefit of the

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 improvement 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 note; (4) complete within a reasonable time any building or building 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 by the insurance companies of monies sufficient either to pay the cost of replacing or repairing the same or to pay in full the indebtedness secured hereby, all in compliance 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: Motel & Kreisman
STREET: One North LaSalle Street
CITY: Chicago, Illinois 60602

FOR RECORDERS INDEX PURPOSES
INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE
2710 North Halsted
Chicago, Illinois

This instrument was prepared by:
George R. Healy, Attorney at Law
180 North LaSalle St., Suite 2201
Chicago, Illinois 60601

