

 **bank of ravenswood**  
Chicago, Illinois 60640

27208734

Form TD 112 **TRUST DEED**

THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INSTRUMENT, Made July 13 1984, between **Harris Trust & Savings Bank**, an Illinois Banking 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 01/18/82 and known as trust number 41740, herein referred to as "First Party," and **Bank of Ravenswood**

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 **TWO HUNDRED FIFTY THOUSAND AND NO/100** (\$250,000.00) Dollars, made payable to **BANK OF RAVENSWOOD** 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 payable monthly on the balance of principal remaining from time to time unpaid at the rate of **14.50** per cent per annum as follows:

**TWO HUNDRED FIFTY THOUSAND AND NO/100** (\$250,000.00) Dollars  
PAYABLE ON DEMAND PLUS ACCRUED INTEREST

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 **17.50** 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 Bank of Ravenswood 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, 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:

THE RIDER ATTACHED IS EXPRESSLY MADE A PART HEREOF:

PARCEL 1: The North 25 Feet of Lot 7 in Block 8 in Thomas J. Grady's Sixth Green Briar Addition to North Edgewater, a Subdivision of the Northeast 1/4 of the Northwest 1/4 of Section 1, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois, commonly known as 3251 West Montrose, Chicago.

PARCEL 2: Lots 3, 4 and 5 in Block 2 in Blameuser's Oakton Kostner Subdivision of the Northeast 1/4 of the Northeast 1/4 of the Northwest 1/4 of Section 27, Township 41 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois, commonly known as 4441-45 West Oakton, Skokie.

PARCEL 3: Lots 3 and 4 in Block 79 in North West Land Association Subdivision of the West 1/2 of the North 1/2 of the East 1/2 of the East 1/2 of the Southeast 1/4 of Section 14, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois, commonly known as 6224 North California, Chicago.

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# UNOFFICIAL COPY

Property of Cook County Clerk's Office

being made from time to time in said wood in said NOW, THE terms of this tru remise, release,

is presented to the COUNTY OF

THE R

27208754

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, airconditioning, water, light, power, refrigeration 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 the 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 destroyed; (2) keep said premises in good condition and 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 notes; (4) complete within a reasonable time any building or buildings 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 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 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 indebtedness secured hereby, all in companies satisfactory to the holder of the note, under insurance policies payable, in case of loss or damage, to Trustee for the benefit of the holders of the note, such rights to be evidenced by the standard mortgage clause to be attached to each policy, and to deliver all policies, including additional and renewal policies, to holders of the note, and in case of insurance ab

NAME	BANK OF CRAVENSWOOD
STREET	1825 WEST LAWRENCE AVE.
CITY	CHICAGO, ILLINOIS 60640
INSTRUCTIONS	OR 3387666
RECORDER'S OFFICE BOX NUMBER	55

FOR RECORDERS INDEX PURPOSES	3387662
INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE	Parcel 1: 3251 W. Manrose,
PARCEL 2: 4441-45 W. Oakton	Parcel 3: 6224 N. California
OR (Brek/Nino-FTP)	
This instrument was prepared by	Ruth Hepp

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to deliver renewal policies not less than ten days prior to the respective date of expiration; then Trustee or the holders of the note may, but need not, make any payment or perform any act hereinafter set forth in any form and manner deemed expedient, and may, but need not, make full or partial payments of principal or interest on prior encumbrances, if any, and purchase, discharge, compromise or settle any tax lien or other prior lien or title or claim thereof, or redeem from any tax sale or foreclosure affecting said premises or contest any tax or assessment. All moneys paid for any of the purposes herein authorized and all expenses paid or incurred in connection therewith, including attorneys' fees, and any other moneys advanced by Trustee or the holders of the note to protect the mortgaged premises and the lien hereof, plus reasonable compensation to Trustee for each matter concerning which action herein authorized may be taken, shall be paid as such additional indebtedness secured hereby and shall become immediately due and payable without notice and with interest thereon at the rate of seven per cent per annum. Inaction of Trustee or holders of the note shall never be considered as a waiver of any right accruing to them on account of any of the provisions of this paragraph.

The Mortgagor hereby waives any and all rights of redemption from sale under any order or decree of foreclosure of this Trust Deed or its own behalf and on behalf of each and every person, except decree or judgment creditors of the mortgagor, acquiring any interest in or title to the premises subsequent to the date of this Trust Deed.

THIS TRUST DEED is executed by Harris Trust and Savings Bank, not personally but as Trustee as aforesaid in the exercise of the power and authority conferred upon and vested in it as such Trustee (and Trustee) and it is expressly understood and agreed that nothing herein or in said instrument shall be construed as creating any liability on said First Party or on said Trustee, or to perform any covenant, condition or implied herein contained, and that so long as the said First Party and its successors and assigns shall remain the owners of the premises hereinafter described, the legal holder or holders of payment therefor, by the enforcement of the lien hereby created, in the manner herein and in said note provided for by or by action to enforce the personal liability of the guarantor, if any.

IN WITNESS WHEREOF, Harris Trust and Savings Bank, not personally but as Trustee as aforesaid, has caused these presents to be signed by its Vice President and its corporate seal to be hereunto affixed and attested by its Assistant Secretary this day and year first above written.

Harris Trust and Savings Bank As Trustee as aforesaid and not personally,  
By: *[Signature]* VICE PRESIDENT  
Attest: *[Signature]* Assistant Secretary  
the undersigned  
HERMAN A. KOLE  
Vice-President of and KENNETH E. PIEKUT  
Assistant Secretary of said Bank, who are personally known to me to be the same persons whose names appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Bank, as Trustee as aforesaid, for the uses and purposes therein set forth; and the said Assistant Secretary then and there acknowledged that said instrument as said Assistant Secretary as custodian of the corporate seal of said Bank, did affix the seal of said Bank to said instrument as said Assistant Secretary as custodian of the corporate seal of said Bank, as Trustee as aforesaid, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 17th day of July, 1984.  
My Commission Expires June 15, 1985  
\*\*Harris Trust and Savings Bank

Virginia M. Kibbey  
Notary Public

IMPORTANT  
FOR THE PROTECTION OF BOTH THE BORROWER AND LENDER,  
THE NOTE SECURED BY THIS TRUST DEED SHOULD BE IDENTIFIED BY THE TRUSTEE NAMED HEREIN BEFORE THE TRUST DEED IS FILED FOR RECORD.

The Installment Note mentioned in the within Trust Deed has been identified herewith under Identification No. 01625  
Bank of Ravenswood  
Trust Officer

END OF RECORDED DOCUMENT

27208734

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