

UNOFFICIAL COPY

 **bank of ravenwood**
Chicago, Illinois 60640

Form TD 112 **TRUST DEED**

COOK COUNTY, ILLINOIS
FILED FOR RECORD

85 124 517

1985 JUL 30 PM 12:10

FOR RECORD 85 124 517

THIS INDENTURE, Made July 18, 1985, between LaSalle National Bank, a Nat'l Banking Association, 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 6/28/85 and known as trust number 109954, 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 ONE HUNDRED TWENTY NINE THOUSAND FIVE HUNDRED AND 00/100---(\$129,500.00)---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 12.00 per cent per annum as follows:

ONE HUNDRED TWENTY NINE THOUSAND FIVE HUNDRED AND 00/100---(\$129,500.00)---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 not paid when due shall bear interest at the rate of 15.00 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 situated, lying and being in the COUNTY OF Cook AND STATE OF ILLINOIS, to wit:

Lots 29, 30 and 31 in Block 2 in Purvis Addition to Edgewater, being a Subdivision of the East 1/2 of the South West 1/4 of Section 5, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois

Tax # 14-05-331-006-0000 5666 N. Ridge Ave., Chicago, Ill.

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11.00

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 thereon 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 the 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, windows, floor coverings, in-sider 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 repair, without waste, and free from mechanics' 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 indebtedness 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 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 under protest, in the manner provided by statute, any tax or assessment which First Party may desire to contest; (9) keep all buildings and improvements now or 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 holders 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 about

NAME | BANK OF RAVENSWOOD
STREET | 1825 WEST LAWRENCE AVE.
CITY | CHICAGO, ILLINOIS 60640

INSTRUCTIONS OR RECORDED'S OFFICE BOX NUMBER 55

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

THIS INSTRUMENT WAS PREPARED BY
MARY KAY VAN DECARR
BANK OF RAVENSWOOD
Chicago, Illinois
(DSC/Hoppe)

This instrument was prepared by Mary Kay Van De Carr

69-98-104 03
PROPERTY OF COOK COUNTY CLERK'S OFFICE

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to repair, to deliver renewal policies not less than ten days prior to the respective date of expiration then Trustee or the holder of the note may but need not make any payment to perform any or all of the foregoing set forth in any form and manner deemed expedient and may, but need not make full or partial payments of principal or interest in part or in advance if any and pay hereof the entire amount of any or all of the principal or interest on the date of maturity or on any day prior to the date of maturity or on any day prior to the date of maturity of the note or of any other instrument secured by the note or of any other instrument secured by the note or of any other instrument secured by the note...

The Mortgagor hereby waives any and all rights of redemption from sale under any order or decree of foreclosure of this Trust Deed on 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.

*LaSalle National Bank

THIS TRUST DEED is executed by * not personally but by Trustee as aforesaid in the exercise of the power and authority conferred upon and vested in it as such Trustee and said * hereby warrants that it possesses full power and authority to execute this instrument, and it is expressly understood and agreed that nothing herein or in said note contained shall be construed as creating any liability on said First Party or on said * for any or all of the obligations herein contained, or for any or all of the obligations herein contained, or for any or all of the obligations herein contained, or for any or all of the obligations herein contained...

IN WITNESS WHEREOF, I, the undersigned, do hereby certify that I am the Assistant Secretary of LaSalle National Bank and that the foregoing is a true and correct copy of the original instrument as the same appears in the records of said bank.

LaSalle National Bank As Trustee as aforesaid and not personally,
By *[Signature]* Assistant Vice President
Attest *[Signature]* Secretary
the undersigned
STATE OF ILLINOIS :
COUNTY OF COOK :
JAMES A. CLARK, ASSISTANT
LoSalle National Bank and RITA SLIMM WELTER, ASST. SECRETARY
Given under my Hand and Natural Seal this 26th day of JULY 19 85

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 Instrument Note mentioned in the within Trust Deed has been identified herewith under identification No. _____

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