

UNOFFICIAL COPY

As used herein, any reference to National Boulevard Bank of Chicago shall mean BOULEVARD BANK NATIONAL ASSOCIATION, its successor through merger.

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TRUST DEED (MORTGAGE)

85127474

THIS INDENTURE, dated July 23, 1985, between George C. Jones and Jean S. Jones

of the City of Oak Park, County of Cook, State of Illinois hereinafter called "Grantors") and NATIONAL BOULEVARD BANK OF CHICAGO, a national banking association doing business in the city of Chicago, County of Cook, State of Illinois (hereinafter, together with its successors and assigns, called the "Trustee");

WHEREAS, pursuant to the provisions of a certain Promissory Note Fixed Maturity (hereinafter called the "Note"), of even date herewith, between the Grantors and National Boulevard Bank of Chicago, Grantors are justly indebted in the sum of Seventy-Seven Thousand and 00/100 dollars to the legal holder of the Note, which indebtedness is payable at the offices of NATIONAL BOULEVARD BANK OF CHICAGO, 410 North Michigan Avenue, Chicago, Illinois 60611 in Two quarterly interest payments beginning October 23, 1985 and ending January 23, 1986. Principal due in full upon the maturity date of January 23, 1986. until paid in full; of the principal thereof.

NOW, THEREFORE, to secure the payment, in accordance with the provisions of the Note, of said indebtedness, and the performance of all other covenants, agreements and obligations of the Grantors under the Note and hereunder, the Grantors hereby

CONVEY and WARRANT to the Trustee the following described real estate (hereinafter called the "premises") situated in the City of Oak Park, County of Cook, State of Illinois, to wit:

The SOUTH 45 FEET OF LOT 20 IN BLOCK 43 IN THE VILLAGE OF RIDGELAND, A SUBDIVISION OF THE EAST 1/2 OF THE EAST 1/2 OF SECTION 7 AND ALSO OF THE NORTH WEST 1/4 AND THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

16-07404-025-0000 MC

together with all improvements, tenements, easements, fixtures and appurtenances now or hereafter thereto belonging, including all heating, air-conditioning, gas and plumbing apparatus and fixtures, and everything appurtenant thereto, and all rents, issues and profits thereof or therefrom; hereby releasing and waiving any and all rights under and by virtue of the homestead exemption laws of the State of Illinois.

The Grantors covenant and agree: (1) to pay said indebtedness, and all other amounts that may be payable under the Note, as provided in the Note or according to any agreement extending the time of payment; (2) to pay, before any penalty attaches, all taxes and assessments against said premises, and on demand to exhibit receipts therefor; (3) within sixty days after any destruction or damage, to rebuild or restore all buildings and improvements on the premises that may have been destroyed or damaged; (4) that waste to the premises shall not be committed or suffered; (5) to keep all buildings and other improvements now or hereafter on the premises insured against such risks, for such amounts and with such companies and under such policies and in such form, all as shall reasonably be satisfactory to the legal holder of the Note, which policies shall provide that loss thereunder shall be payable first to the holder of any prior encumbrance on the premises and second to the Trustee, as their respective interests may appear, and, upon request, to furnish to the Trustee or to the legal holder of the Note satisfactory evidence of such insurance; and (6) to pay, when due, all indebtedness which may be secured by any prior encumbrances on the premises.

The Grantors further agree that, in the event of any failure so to insure, or pay taxes or assessments, or pay the indebtedness secured by any prior encumbrances, either the Trustee or the legal holder of the Note may, from time to time, but need not, procure such insurance, or pay such taxes or assessments, or discharge or purchase any tax lien or title affecting the premises, or pay the indebtedness securing any prior encumbrances on the premises; and the Grantors agree to reimburse the Trustee or the legal holder of the Note, as the case may be, upon demand, for all amounts so paid, together with interest thereon at the highest lawful contract rate from the date of the payment to the date of reimbursement, and the same shall be so much additional indebtedness secured hereby.

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