

# UNOFFICIAL COPY

85167936

## TRUST DEED

J1910-018

THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, Made August 20th, 1985, between Lake View Trust and Savings Bank, an Illinois 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 July 26th, 1974 and known as trust number 3597, herein referred to as "First Party," and CHARLES B. ZELLER, JR.,

hereinafter referred to as TRUSTEE, witnesseth:  
THAT, WHEREAS First Party has concurrently herewith executed and delivered an instalment note bearing even date herewith in the Principal Sum of THIRTY-ONE THOUSAND AND NO/100ths (\$31,000.00) \* \* \* \* \* Dollars, made payable to BEARER

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 on the balance of principal remaining from time to time unpaid at the rate of 11... per cent per annum in installments as follows:

THREE HUNDRED FIFTY AND NO/100ths (\$350.00) \* Dollars  
\* \* \* OR MORE \* \* \* \* \* on the 24th day of SEPTEMBER 1985 and \* \* \* \* \* \* \* \* \*  
THREE HUNDRED FIFTY AND NO/100ths (\$350.00) \* Dollars  
\* \* \* OR MORE \* \* \* \* \* on the 24th day of each and every month

thereafter until said note is fully paid except that the final payment of principal and interest, if so sooner paid, shall be due on the 24th day of AUGUST 1995. 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 11½ per cent per annum, and all of said principal and interest being made payable at such office 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 C. B. ZELLER REAL ESTATE - LOCATED AT: 1457 WEST BELMONT AVENUE, CHICAGO, ILLINOIS 60657

X-CHICAGO, ILLINOIS

IN WITNESS WHEREOF, First Party, before the payment of the said principal sum of money and said interest in accordance with the terms, provisions and limitations of the trust deed, agrees in consideration of the sum of three hundred twenty five dollars, the receipt whereof is hereby acknowledged, duly and hereunto given, to the Trustee, his successors and assigns, the following described Real Estate situated, lying and

being in the COUNTY OF COOK AND STATE OF ILLINOIS, to wit:

Lots three hundred seventy-six (376) and three hundred seventy-seven (377) in J. P. Altgeld's Subdivision of block one (1), two (2), three (3), four (4), seven (7) and the North half of Block six (6) in the Subdivision of that part lying North Easterly of the center line of Lincoln Avenue of the North West Quarter of Section twenty-nine (29), Township forty (40) North, Range fourteen (14), East of the Third Principal Meridian, in Cook County, Illinois, commonly known as 1252 West Barry Avenue, Chicago, Illinois.

PERMANENT TAX NUMBER: Lot 376 -14-29-107-011-0000 VOL. 487  
Lot 377 -14-29-107-010-0000 VOL. 487

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which, with the property hereinafter described, is referred to herein as the "Premises."

TOGETHER with all improvements, fixtures, equipment, fixtures, and appurtenances thereto belonging, and all other real and personal things for so long and during all such time as First Party, its successors or assigns may be entitled thereto which are pledged generally, and on a parity with said real and personal property, and all appurtenant equipment or articles now or hereafter therein or thereon used to operate or run, gas, air conditioning, water, lighting, power, refrigeration, heating, water tanks, water pipes, water meters, sewer pipes, water closets, windows, window shades, screen doors and windows, floor coverings, indoor home, drainage, stairs and water heated. All of the foregoing is deemed to be a part of said real estate whether previously attached thereto or not, and it is agreed that all similar apparatus, equipment or articles hereinafter placed on 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 purpose and upon the uses and trusts herein set forth.

IT IS FURTHER UNDERSTOOD AND AGREED THAT

1. Until the indebtedness aforementioned shall be paid in full, or in case of the failure of First Party, its successors or assigns to pay promptly, repair, renew or replace any buildings or improvements thereto or thereto on the premises which may become damaged or be destroyed, (a) hold and possess the same in condition and repairs without expense and from time to time make such repairs and renewals as may be required, (b) pay when due any indebtedness which may be incurred by a lessee or charge on the premises referred to in the last clause, and (c) make repeat, exhibit satisfactory evidence of the discharge of work done by lessees to Trustee or to holders of the note, (d) complete within a reasonable time any building or buildings now or at any time in process of erection upon and premises, (e) comply with all requirements of law or prescribed ordinances with respect to the use of the land or structures, (f) refrain from making substantial alterations, (g) pay taxes and insurance premiums, (h) pay assessments and other charges against the premises when due, (i) pay written report, in furnish to Trustee or to holders of the note, duplicate copies thereof, (j) keep all buildings and improvements now or hereafter erected and to hold and possess them against lease or assignment where First Party may desire to erect, (k) keep all buildings and improvements now or hereafter erected and to hold and possess them against lease or assignment where First Party may desire to erect, (l) keep all buildings and improvements now or hereafter erected and to hold and possess them against lease or damage by fire, lightning or windstorms under policies providing for payment by the Insurer to the holder of the note, (m) pay damages resulting from the removal or repairing the same as to pay it to the indorsees named herein, all in compliance and subject to the before of the note, when reasonable justice requires, in case of loss or damage, to trustee for the benefit of the

NAME THIS INSTRUMENT PREPARED BY:  
C. B. ZELLER  
1457 WEST BELMONT AVENUE  
CHICAGO, ILLINOIS 60657  
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INSTRUCTIONS  
RECORDER'S OFFICE BOX NUMBER — 33

FOR RECORDER'S INDEX PURPOSES  
INSERT STREET ADDRESS OF ABOVE  
DESCRIBED PROPERTY HERE

1252 West Barry Avenue

Chicago, Illinois 60657

# UNOFFICIAL COPY

<b>CHARLES B. ZELLER, JR.</b> <i>Charles B. Zeller, Jr.</i> <b>3275</b> <small>RECEIVED UNDER SEAL OF THE STATE OF ILLINOIS THE SECRETARY OF STATE FOR THE STATE OF ILLINOIS THE DATE OF THIS DOCUMENT IS 26TH DAY OF JUNE, 1968 BY THE SECRETARY OF STATE FOR THE STATE OF ILLINOIS FOR THE PROTECTION OF BUSINESS AND PERSONAL PROPERTY MADE BY THE SECRETARY OF STATE FOR THE STATE OF ILLINOIS DRAFTED IN MARCH 1968</small>	
<b>CHLOE ALLEN</b> <i>Chloe Allen</i> <b>26th</b> <small>RECEIVED UNDER SEAL OF THE STATE OF ILLINOIS THE SECRETARY OF STATE FOR THE STATE OF ILLINOIS THE DATE OF THIS DOCUMENT IS 26TH DAY OF JUNE, 1968 BY THE SECRETARY OF STATE FOR THE STATE OF ILLINOIS FOR THE PROTECTION OF BUSINESS AND PERSONAL PROPERTY MADE BY THE SECRETARY OF STATE FOR THE STATE OF ILLINOIS DRAFTED IN MARCH 1968</small>	
<p style="text-align: center;"><b>LAKEVIEW TRUST AND SAVINGS BANK</b></p> <p style="text-align: center;">A Division of Lakeview and Not Personally</p> <p style="text-align: center;">CHLOE ALLEN Vice-President</p> <p style="text-align: center;"><i>Chloe Allen</i></p> <p style="text-align: center;">\$11 00</p> <p style="text-align: center;">RECEIVED</p>	<p style="text-align: center;">COUNTRY OF ILLINOIS STATE OF ILLINOIS</p> <p style="text-align: center;">RECEIVED UNDER SEAL OF THE STATE OF ILLINOIS THE SECRETARY OF STATE FOR THE STATE OF ILLINOIS THE DATE OF THIS DOCUMENT IS 26TH DAY OF JUNE, 1968 BY THE SECRETARY OF STATE FOR THE STATE OF ILLINOIS FOR THE PROTECTION OF BUSINESS AND PERSONAL PROPERTY MADE BY THE SECRETARY OF STATE FOR THE STATE OF ILLINOIS DRAFTED IN MARCH 1968</p>
<b>29 AUG 68 11:30</b>	
<b>CS-52-971</b>	
<b>30263 • 85167936 • A --- Fac 11.00</b>	

*Property of Cook County Clerk*

11. It is understood and agreed that in the event of the transfer of the title to the property, that the entire principal and interest shall become due as of the date of the said recordings of the transfer of the documents.