

UNOFFICIAL COPY

COOK COUNTY, ILLINOIS

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TRUST DEED

THIS INDENTURE WITNESSETH, That the undersigned as grantors of Chicago, County of Cook

and State of Illinois, for and in consideration of the sum of One Dollar and other good and valuable considerations, in hand paid, convey and warrant to CHICAGO BANK OF COMMERCE, a ~~XXXXXX~~ banking association, as Trustee, of Chicago, Illinois, (herein referred to as "Trustee") the following described Real Estate, with all improvements thereon, situated in the County, of Cook in the State of Illinois, to wit:

(SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF)

12.00

hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

GRANTORS AGREE to pay all taxes and assessments upon said property when due, to keep the buildings thereon insured to their full insurable value, to pay all prior encumbrances and the interest thereon and to keep the property tenantable and in good repair and free of liens. In the event of failure of Grantors to comply with any of the above covenants, then Trustee is authorized to attend to the same and pay the bills therefor, which shall with ~~3%~~ interest thereon, become due immediately, without demand.

AS FURTHER SECURITY grantors hereby assign, transfer and ~~set~~ over to Trustee all the rents, issues and profits of said premises, from and after this date, and authorize it to sue for, collect and receipt for the same, to serve all necessary notices and demands, to bring forcible detainer proceedings to recover possession thereof, to rent the said premises if it may deem proper and to apply the money so arising to the payment of the indebtedness secured hereby, or to any advancements made as aforesaid, and it shall not be the duty of Trustee to inquire into the validity of any such taxes, assessments, liens, encumbrances, interest or advancements.

In trust, nevertheless, for the purpose of securing payment of any advances made as aforesaid and of the principal sum and interest thereon in accordance with the terms, provisions and conditions of a certain ~~XXXXXX~~ Note of even date herewith, in the principal sum of \$ 30,000.00, wherein the undersigned promise to pay to the order of CHICAGO BANK OF COMMERCE, in 1 installments as follows: \$ 30,000.00 /plus interest on the 22nd day of January, 19 86, ~~XXXXXX~~, with interest at the rate of 20% after maturity, and also all extensions and renewals of said Note.

When the indebtedness hereby secured shall become due whether by acceleration or otherwise, the holder of said Note or Trustee shall have the right to foreclose the lien hereof. In any suit to foreclose the lien hereof, there shall be allowed and included as additional indebtedness in the decree for sale all expenditures and expenses which may be paid or incurred by or on behalf of Trustee or the holder of said note for attorneys' fees, trustee's fees, outlays for documentary evidence, stenographers' charges, publication costs and costs of procuring all abstracts of title, title searches and examinations, guarantee policies, Torrens certificates, and similar data and assurances with respect to title.

All rights conferred upon said Trustee or holder of the Note hereunder are in addition to any rights conferred upon said Trustee or holder under the terms of any security agreement from time to time in force creating a security interest in personal property to secure payment of said Note. Any foreclosure action may be brought hereunder before, after or during the pendency of any action brought to enforce any such security interest.

Witness our hands and seals this 24th day of October, 19 85.

[Signature] (SEAL)  
FLOYD L. JAMES (SEAL)

This instrument prepared by: Chicago Bank of Commerce  
200 E. Randolph Drive, Chicago, IL 60601  
By: Charles F. Veach, Vice President

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DAS 101351

# Trust Deed and Note

FLOYD L. JONES

PAID TO

Chicago Bank of Commerce

200 E. Kinross  
Chicago, Ill.

UNOFFICIAL COPY

17 - 16 - 407 - 081 - 1007  
A SA DLK PCL UNIT

PROPERTY INDEX NUMBER

Chicago, IL 60605

727 S. Dearborn - Unit 8-C

STREET ADDRESS OF DESCRIBED PROPERTY

HN

RETURN TO:  
BOX 236

STATE OF ILLINOIS

Cook County, )

I, a Notary Public, in and for, and residing in said County, in the State aforesaid, do hereby certify that

Floyd L. Jones

personally known to me to be the same person whose name

subscribed to the foregoing instrument, appeared before me this day in person

he

and acknowledged that \_\_\_\_\_ signed, sealed and delivered the said instrument as

his

free and voluntary act for the uses and purposes therein set forth,

including the release and waiver of the right of homestead,

Given under my hand and Notarial Seal this

24th

October

A. D. 19 85

day of

*Fred. J. Brummerstedt*

Notary Public.

My Commission expires January 10, 19 88.

# UNOFFICIAL COPY

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LEGAL DESCRIPTION FOR 701-733 SOUTH DEARBORN, CHICAGO

## PREYER'S ROW CONDOMINIUM

Unit 80 as delineated on a survey of the following described real estate: Lots 3, 4, 9, 10, 13 and 16 (except from Lot 16 that part taken or used for Dearborn Street and Plymouth Court) in Wallace and Other's Subdivision of Block 139 in School Section Additional to Chicago in Section 15, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois; which survey is attached as "Exhibit A" to the Declaration of Condominium recorded on March 19, 1980 as Document Number 25,396,708 and as Amended from time to time, together with the respective individual percentage interest in said parcel appurtenant to said unit(s) (excluding therefrom all the property and space comprising all the units thereof as defined and set forth in said Declaration and Survey) and also the rights and easements appurtenant to said parcel and the rights and easements for the benefit of the property set forth in the Declaration, excluding herefrom the rights and easements reserved in the Declaration to the Declarant, its successors and assigns.

### PROPERTY INDEX NUMBERS

17 -- 16 -- 407 -- 021 -- 1007  
A LA ULK PCL UNIT

*[Handwritten Signature]*

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