

## TRUST DEED FFICIAL COPY

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THE ABOVE SPACE FOR RECORDER'S USE ONLY

DEPT-G1 RECORDING \$12 00
THIS INDENTURE, made October 6, 1986, 19 between OLYMPIC WARBET CHAMAENTENANGE/86 11:15:00
a corporation organized under the laws of Illinois in Chicago, Illinois, herein referred to as "Mortgagor," and CHICAGO TITLE AND TRUST COMPANY, an Illinois corporation doing business in Chicago, Illinois, herein referred to as
TRUSTEE, witnesseth:  THAT, WHEREAS the Mortgagor is justly indebted to the legal holder or holders of the Instalment Note hereinafter described, said legal holder of holders being herein referred to as Holders of the Note, in the principal sum of Forty Six Thousand Seven Hundred Fifty and 00/100(\$46,750.00)
evidenced by one certain Instalment Note of the Mortgagor of even date herewith, made payable to THE ORDER OF BEARER
and delivered, in and by which said Note the Mortgagor promises to pay the said principal sum and interest from date of disbursement in lalance of principal remaining from time to time unpaid at the rate of 11% per cent per annum in instalments (including pri clipal and interest) as follows: Four Hundred Eighty Two and 56/100
Dollars or more on the Loc day of November 19 86and Four Hundred Eighty Two and 56/100
Dollars or more on the lst dy of each month thereafter until said note is fully paid except that the final payment of principal and interest, if not soone prid, shall be due on the lst day of October 1991. 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 12% 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 CAPITOL BANK AND TRUST, 4801 W. Fullerton Ave., Chicago, IL 60639  in said City,
NOW, THEREFORE, the Mortgagor 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 the performance of the covenants and agreements herein contained, by the Mortgagor to be performed, and also in consideration of the sum of One Dollar in hand paid, on receipt whereof is hereby acknowledged, does by these presents CONVEY and WARRANT unto the Trustee its successor and assigns, the following described Real Estate and all of its estate, right, title and interest therein, situate; lying and being in the
Lots 39, 40 and 41 in Block 1 in Harriet Far it's Subdivision of the West 3/4 of the North 1/2 (except the part thereof occupied by the Chicago and North Western Railway) and the East 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 25, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.
PIN 13-25-400-005 (lot 40); 13-25-400-006 (Lot 39) and 25-25-400-004 (Lot 41)
which, with the property hereinafter described, is referred to herein as the "premises,"  TOGETHER with all improvements, tenements, casements, fixtures, and appartenances thereto belorging, and all rents, issues and plofits thereof for so long and during all such times as Morigagor may be entitled thereto (which are pledged primarily 1.1 or a parlty with said 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 following), screens, window shades, storm doors and windows, floor coverings, inador beds, awnings, stoves and water heaters. All of the foregoing are cectared 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 here for placed in the premises by the mortgagor 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 are in the uses and trusts herein set forth.
This trust deed consists of two pages. The covenants, conditions and provisions appearing on page 2 (the everse side of this trust deed) are incorporated herein by reference and are a part hereof and shall be binding on the Mortgagor, its successors and assigns.
In Witness Whereof said mortgagor has caused its corporate seal to be hereunto affixed and these presents to be signed by its Assistant Vice President and attested by its Assistant Secretary on the day and year first above written, pursuant to authority given by resolutions duly passed by the
of said corporation.  Said resolutions further provide that the note herein described may be executed on behalf of said corporation by its  OLYMPIC CARPET & MAINTENANCE COMPANY INC.
CORPORATE SEAL  BY Mike Philipitakis Asistupi fire President ATTEST:  Local Published Secretary
STATE OF ILLINOIS.    JimRurras   Indicate   State of Cook   State   S
Mike Panigirakis XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
and Joseph Punigirakis, Secretaryxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx
Assistant Vice President and Assistant Secretary, respectively, 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 Company, for the uses and purposes therein set forth; and the said Assistant Secretary then and there acknowledged that said Assistant Secretary as custodian of the corporate seal of said Company, did affix the corporate seal of said Company to said instrument as said Assistant Secretary's own free and voluntary act and as the free and voluntary act of said Company, for the uses and purposes therein set forth.

Notarial Seal ...
Form 816 Trust Deed - Corporate Mortgagor - Secures One Instalment Note with Interest Included in Payment.
R. 11/75
Page 1

GIVEN under my hand and Notarial Seal this

NOTARY PUBLIC

Chicago, IIII alla 100 California 1988 OCT 17 MI 10: 33 4480 W Fullerson Ave. **D** ССКІВЕD РКОРЕКТУ НРВКЕ CAPITOL BANK INSERT STREET ADDRESS OF ABOVE TRUST ON PRATICION LA LINEER ECTION, OF BOTH CIDER HORROWER AND STALMENT NOTE SECURED BY CHICACO TITLE MAD THE TRUST DEED IS FILED FOR THE TRUST DEED FOR THE TRUST DEED IS FILED FOR THE TRUST DEED IS KADIDADOS INDISISSY AVENTAGE TELIATO TITLE AND THE AROLITI ON HOLLDON THAT BOAM! ours when more man one note is used.

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THE CONENYALZ CONDILIONS AND PROVISIONS REFERRED TO ON PAGE 1 (The Roverse Side of This Trust Deed):

## **UNOFFICIAL COPY**

The undersigned agree to pay to the Holder of this Note on each monthly payment date, an additional amount equal to one-twelfth of the annual taxes and assessments levied against the mortgaged premises; all as estimated by the Holder of the Note. As taxes and assessments become due, the Holder of the Note is authorized to use such monies for the purpose of paying such taxes or assessments, and in the event such monies are insufficient for such purpose, the undersigned agree to pay to the Holder of the Note the difference forthwith.

A. In the event of default in any of the provisions conrelied in this Trust Deed, the Mortgagee, at its option, without being required to so do, may apply any tax deposits on hand on any of the indebtedness hereby secured, in such order and manner as the Mortgagee way elect.

Mortgagor represents and agrees that the proceeds of the Note secured by this Trust Deed shall be used for the purposes specified in Paragraph 4 (c) of Chapter 74 of the Illinois Revised Statutes, and that the principal obligation secured hereby constitutes a business loan which comes within the purview of said paragraph

All policies of insurance to be maintained and provided as required by the terms of the Trust Deed shall be in forms, companies and amounts reasonably satisfactory to the Mortgagee, and all such policies shall have attached thereto Mortgagee Clauses or Endorsements in favor of and with loss payable to and in form satisfactory to the Mortgagee. A copy of said policy shall be delivered to the Mortgagee.

It is covenanted and agreed between the Morigagor and the Holder of the Note that the Mortgagor will not contract for, nor make any additional mortgage or encumbrance on the above described property, without the prior written consent of the Holder of the Note. In the event any additional mortgage or encumbrance is incurred without the prior written consent of the Holder of the Note, at the option of the Holder of the Note, all impaid indebtedness secured by this Trust Deed shall, notwithstanding anything in the Note or in this Trust Deed to the contrary, become immediately due and payable.

Any sale, transfer or conveyance of the within described premises, subsequent to the date of this instrument, shall at the option of the Holder thereof, cause the remaining unpaid balance due on this instrument or the Note which it secured, to become immediately due and payable.

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