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TRUST DEED

SECOND MORTGAGE FORM

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FORM 816 R 10/61 (REV) IS MODIFIED

THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE, Made October 24, 1986, between the Bank of Ravenwood, an Illinois Banking Corporation, not personally but as Trustee under the provisions of a Deed or Deeds in trust duly recorded and delivered to said Company in pursuance of a Trust Agreement dated December 23, 1980, and known as Trust Number 254852, herein referred to as "First Party," and Chicago Title and Trust Company, an Illinois corporation herein referred to as TRUSTEE, witnesseth:

On September 25, 1980, Sharlin Resources, Inc., now Graymill Corporation, executed a collateral installment note in the amount of \$ 1,666,566 requiring payments of \$ 55,708.47 on the 5th day of January, 1987, and \$ 55,708.47 on the 5th day of each quarter thereafter until said note is paid in full with a final payment January 5, 1991.

On August 21, 1986, a supplemental letter of agreement was entered into between Graymill Corporation, the debtor, and Citizens Bank & Trust Company and Mary Hollis, Co-Trustees under the Raymond Hollis Trust, which letter is incorporated by reference as a part of this Trust Deed as though the provisions thereof were fully set forth in this Trust Deed.

The debtor has made all payments up to and including October 5, 1986, and has elected to provide the holder of the note with additional security by way of a second mortgage.

The said collateral installment note is hereby incorporated by reference as a part of this Trust Deed as though the provisions of said note and supplemental letter of agreement dated August 21, 1986, were set forth fully in this Trust Deed. The provisions for application of principal and interest and remedies in case of default shall be controlled by the provisions of said note and said supplemental letter of agreement and not by the provisions of this Trust Deed, provided, however, that in the event of a default under the terms of the collateral installment note and the supplemental letter of agreement, then the holder of the note shall have the right to exercise all of the remedies provided by this Trust Deed.

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 said collateral installment note 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 situate, lying and being in the COUNTY OF COOK AND STATE OF ILLINOIS, to wit:

Address: 3705 North Lincoln Avenue  
Chicago, Illinois

P. I. N.: 14-19-219-2007  
14-19-219-2111  
14-19-220-008  
14-19-220-010  
14-19-220-005

12.00

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 thereof for so long and during all such times as First Party, its successors or assigns may or hereafter therein or thereon used to supply heat, air conditioning, water, light, power, refrigeration (whether single units or centrally controlled), and ventilation, including (without restricting the foregoing), screens, window shades, storm doors and windows, floor coverings, interior 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 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 be destroyed; (2) keep said premises in good condition and repair, without waste, and free from mechanic's 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 prior lien 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 notes 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

DELIVER INSTRUCTIONS OR  
NAME JOHN E. OWENS, ESQ.  
STREET OWENS, OWENS & RINN, LTD.  
CITY 444 N. Northwest Highway  
Park Ridge, Illinois 60068

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

RECORDER'S OFFICE BOX NUMBER BOX 833 - HV

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FOR THE PROTECTION OF MORTGAGEE THE BORROWER AND LENDER... CHICAGO TITLE & TRUST COMPANY, TRUSTEE

The instrument here mentioned in the within Trust Deed has been identified... CHICAGO TITLE & TRUST COMPANY, TRUSTEE

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Given under my hand and Morteal Seal this 20th day of October, 1986.

LORETTA A. LELLS, Vice-President of the BANK OF RAVENSWOOD... In the state of Illinois, in the County of Cook...

By: [Signature] Vice-President

BANK OF RAVENSWOOD as Trustee as aforesaid and not personally.

IN WITNESS WHEREOF, BANK OF RAVENSWOOD, not personally but as Trustee as aforesaid, has caused these presents to be signed by its Assistant Vice President, and its corporate seal to be hereunto affixed and attested by its Assistant Vice President, the day and year first above written.

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Parcel 1: Lots 10 and 11 and the Northwestery 5 feet of Lot 12 in Block 1 in John Turner's Moir's Subdivision of Blocks 1 to 4 in John Turner's Subdivision of the South West 1/4 of the North East 1/4 of Section 19, Township 40 North, Range 14 East of the Third Principal Meridian, and West of Lincoln Avenue, in Cook County, Illinois

Parcel 2: That part of the South West 1/4 of the North East 1/4 of Section 19, Township 40 North, Range 14 East of the Third Principal Meridian, lying North East of the Northeastery line of Lincoln Avenue and West of the 66 feet right of way of the Chicago and Northwestern Railroad Company, (except the 25 feet right of way of the Northwestern Elevated Railroad Company also except that part thereof lying East of Right of Way of the Northwestern Railroad Company and also except that part lying North of a line 189.64 feet South and parallel with the South line of Crane Street, Extended East, in Cook County, Illinois

Parcel 3: The South 70 feet of the North 322.64 feet (as measured on the East and West lines) of that part of the South West 1/4 of North East 1/4 of Section 19, Township 40 North, Range 14 East of the Third Principal Meridian, lying East of the East line of the Northwestern Elevated Railroad Right of Way and West of the West line of the 66 feet right of way of the Chicago and Northwestern Railroad, in Cook County, Illinois

also  
The South 43 feet of the North 322.64 feet (as measured on the East and West lines) of the East 66 feet (as measured on the South line) of that part of the South West 1/4 of the North East 1/4 of Section 19, Township 40 North, Range 14 East of the Third Principal Meridian, lying West of the West line of the Northwestern Elevated Railroad Right of Way, in Cook County, Illinois

Parcel 4: The South 183.36 feet of the North 348 feet of that part of the South West 1/4 of the North East 1/4 of Section 19, Township 40 North, Range 14 East of the Third Principal Meridian, lying East of 25 foot right of way of Northwestern Elevated Railroad Company and lying West of 66 foot right of way of Chicago and Northwestern Railroad Company, in Cook County, Illinois

also  
Parcel 5: Easement for the benefit of Parcel 4 for ingress and egress over the South 25 feet of the North 147.84 feet of that part of the South West 1/4 of the North East 1/4 of Section 19, Township 40 North, Range 14 East of the Third Principal Meridian, lying East of the Northeastery line of Lincoln Avenue and West of the East Boundary Line of 25 foot right of way of Northwestern Elevated Railroad Company as created by Warranty Deed from Edward Hines Lumber Company to Adlin Realty Company dated June 30, 1933 and recorded July 20, 1933 as Document Number 18306466, all in Cook County, Illinois.

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