

86550632

12.00

DAG 11/19/86

TRUST DEED

THIS INDENTURE WITNESSETH, That the undersigned as grantors of Westmont, County of DuPage 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 National 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)

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 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 re-let the said premises as 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 Installment Note of even date herewith, in the principal sum of \$ 25,000.00, wherein the undersigned promise to pay to the order of CHICAGO BANK OF COMMERCE, as follows: \$ 25,000.00 plus interest, in installments as provided in said Note, and the

with interest at the rate of 8% 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 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 1st day of October 19 86

Handwritten signatures and names of the parties, including 'Chicago Bank of Commerce' and 'Trustee'.

THIS INSTRUMENT PREPARED BY: CHICAGO BANK OF COMMERCE, 200 E. JENNOLPH DRIVE CHICAGO, ILL. 60601 BY: CHARLES F. VOACH, VICE PRESIDENT

Trust Deed and Note

TO

17-28-21B-0011-UNIT

PROPERTY INDEX NUMBERS

Chicago, IL 60616

327 W. 23rd St. - Unit B.

STREET ADDRESS OF DESCRIBED PROPERTY

86550632

COOK COUNTY, ILLINOIS
FILED FOR RECORD

1986 NOV 19 PM 2:28

My Commission expires

Notary Public.

Teri Brummerstedt

day of October A.D. 1986

Given under my hand and Notarial Seal this

1st

including the release and waiver of the right of homestead.

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

their

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

they

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

personally known to me to be the same person whose name

Zhengang Guo and Shlow Klang Guo

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

Teri Brummerstedt

STATE OF Illinois)
Cook County,)

86550632

UNOFFICIAL COPY

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Parcel 1

Unit No. 327B in Oriental Terraces Condominium No. 327 as delineated on a survey of the following described real estate: Lot 14 in Allen C. L. Lee's Subdivision being a Resubdivision in the West 1/2 of the Northeast 1/4 of Section 28, Township 39 North, Range 14 East of the Third Principal Meridian, according to the plat thereof in Cook County, Illinois; which survey is attached as Exhibit "B" to the Declaration of Condominium recorded on October 24, 1985 as document 85-251348; together with its undivided percentage interest in the common elements.

Parcel 2

Basements appurtenant to and for the benefit of Parcel 1 as established and set forth in the Declaration of Party Wall Rights, Covenants, Restrictions, Conditions and Basements and By-Laws of Oriental Terraces Homeowner's Association recorded April 10, 1985 as document 27506504 for vehicular and pedestrian ingress and egress in, over, upon and to the common area (as defined in the aforesaid Declaration).

Property of Cook County Clerk's Office

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Mail To:

Chap. Commerce Bank

200 E. Randolph

Chgo. Ill. 60606

BOX 333-HV

DA