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TRUST DEED

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ILLINOIS RECORD
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THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE, Made January 21 1986, between Marquette National Bank, a National Banking Association, 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 October 26, 1976 and known as trust number 7518, herein referred to as "First Party," and CHICAGO

TITLE AND TRUST COMPANY,

an Illinois corporation herein referred to as TRUSTEE, witnesseth:

THAT, WHEREAS First Party has concurrently herewith executed its note bearing even date herewith in the Principal Sum of TWENTY THOUSAND AND NO/100 (\$20,000.00) Dollars,

made payable to BEARER

and delivered, 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 as follows:

\$664.29 payable on the 22nd day of February, 1986, and \$664.29 on the 22nd day of each succeeding month thereafter for 34 months, with a final payment of \$664.29 on the 22nd day of January, 1989

including with interest on the principal balance from time to time unpaid at the rate of 12 per cent per annum. The Note secured hereby may be prepaid at any time upon payment of all principal and interest which would otherwise fall due over the term hereof. 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 the maximum lawful rate, 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 the absence of such appointment, then at the office of Lawrence A. Kerns, 55 East Monroe Street, Suite 3412, Chicago, Illinois 60603. THIS IS A PART PURCHASE MONEY MORTGAGE. Holder of Note secured hereby shall pay one-half of fees of Trustee.

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 this trust deed, and also in consideration of the sum of One Dollar, to 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:

Lots 10, 11 and 12 in Block 4 in the Subdivision of the North West 1/4 of the North West 1/4 of Section 18, Township 38 North, Range 14 East of the Third Principal Meridian (except Park and Boulevard, also except the East 525.37 feet lying South of Boulevard) in Cook County, Illinois.

PTN 20-18-107-001-0000(12)
PTN 20-18-107-002-0000(11)
PTN 20-18-107-003-0000(10)

Both parties agree that the above real estate is not residential property.

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 be entitled thereto (which are pledged primarily and on a parity 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 foregoing), screens, window shades, storm doors and windows, floor coverings, inductor 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 hereinafter 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 note; (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 ordinance 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 note 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

NAME Dudley Sullivan
STREET Willow Hill Executive Center
540 Frontage Road (#353)
CITY Northfield, Illinois 60093
OR
INSTRUCTIONS

FOR RECORDERS INDEX PURPOSES
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE
5601 S. Western Avenue
Chicago, Illinois
This instrument prepared by
Sidney E. Morrison, 33 North
LaSalle Street, Chicago, IL
60602

RECORDER'S OFFICE BOX NUMBER

BOX 333 - HV

3 all
10-31-707d

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FILED BY THE TRUSTEE NAMED HEREIN BEFORE THE TRUST DEED FOR THE PROTECTION OF BOTH THE BORROWER AND LENDER.

IMPORTANT

The Instrument mentioned in the within Trust Deed has been identified herewith under Identification No. 210111

CHICAGO TITLE & TRUST COMPANY, TRUSTEES

Notary Public

Given under my hand and Notarial Seal this 21st day of January 1986

Trustee as aforesaid, for the uses and purposes therein set forth. Affixed, as their free and voluntary act and as the free and voluntary act of said Bank, as the said instrument as such officers of said Bank and caused the seal of said Bank to be thereunto affixed before me this day in person and severally acknowledged that they signed and delivered known to me to be the same persons whose names are subscribed to the foregoing instrument.

STATE OF ILLINOIS } COUNTY OF COOK } SS

Attest: Assistant Secretary

By: MARGUERITE NATIONAL BANK AS TRUSTEE AS AFORESAID AND NOT PERSONALLY

THIS TRUST DEED is executed by the Marquette National Bank, not personally but as Trustee as aforesaid, in the exercise of the power and authority conferred upon and vested in it as such Trustee and said Marquette National Bank, hereinafter referred to as the Trustee, and its Assistant Secretary, and its corporate seal to be hereunto affixed and attested by its Assistant Secretary, the day and year first above written.

11. The Holder of the Note may collect a "late charge" not to exceed two cents (2c) for each payment more than fifteen (15) days in arrears, to cover the extra expense involved in handling delinquent payments.

10. Trustee may resign by instrument in writing filed in the office of the Recorder or Register of Deeds of the county in which the premises are located or filed. In case of the resignation, inability or refusal to act of Trustee, the then Recorder or Register of Deeds of the county in which the premises are located shall be Successor in Trust. Any Successor in Trust shall have the identical title, powers and authority as are herein given Trustee.

9. Upon or at any time after the filing of a bill to foreclose this trust deed, the court in which such bill is filed may appoint a receiver or liquidator to take charge of the premises and to collect the rents, issues and profits, and all other moneys and to sell the premises and to distribute the proceeds of the sale of the premises as may be directed by the court.

8. The proceeds of any foreclosure sale of the premises shall be distributed and applied in the following order of priority: first, on account of all costs and expenses incident to the foreclosure, including all such items as are mentioned in the preceding paragraph hereof; second, all principal and interest remaining unpaid on the note; fourth, any surplus, after payment of the note, to be distributed to the party or parties who are entitled to receive the same.

7. The Trustee or the holder of the note hereby authorized making any payment authorized relating to taxes or assessments, may do so according to any bill, statement or estimate procured from the proper authorities, and the Trustee or the holder of the note shall not be liable for any such payment.

6. The Trustee or the holder of the note shall be entitled to execute and deliver to the lender or assignee of the note, a certificate of title, and to execute and deliver to the lender or assignee of the note, a certificate of title, and to execute and deliver to the lender or assignee of the note, a certificate of title, and to execute and deliver to the lender or assignee of the note, a certificate of title.

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