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86126136

TRUST DEED

STATE OF ILLINOIS

RECORDS DEPARTMENT

1986 APR -2 PM 2:22

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Form 2

THE ABOVE SPACE FOR RECORDERS USE ONLY

A947518 OF 0011

THIS INDENTURE, Made FEBRUARY 21st, 19 86, between The Steel City National Bank of Chicago, a National Banking Association of Chicago, Illinois, 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 JANUARY 29th, 1986 and known as trust number 2843, herein referred to as "First Party,"

and THE STEEL CITY NATIONAL BANK OF CHICAGO an Illinois corporation, herein referred to as TRUSTEE, witnesseth:

THAT, WHEREAS First Party has concurrently herewith executed an instalment note bearing even date herewith in the Principal Sum of ~~NO DOLLAR VALUE~~

TWENTY THOUSAND AND NO CENTS Dollars, made payable to ~~BEACON~~ THE STEEL CITY NATIONAL BANK OF CHICAGO

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 from as stated or said note

~~in instalments as follows:~~

SEVEN HUNDRED NINETEEN AND 75/100 Dollars on the 25th day of MARCH 19 86 and

Dollars on the 25th day of each MONTH thereafter until said note is fully paid except that the final payment of principal and interest, if not sooner paid, shall be due on the 25th day of FEBRUARY 1989. 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 seven 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

THE STEEL CITY NATIONAL BANK OF CHICAGO, in said City,

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 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:

County Clerk's Office

12.00

17-04-216-064-1015 R⁸

which, with the property hereinafter described, is referred to herein as the "premises," TOGETHER with all improvements, liens, 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 therein (which are pledged primarily and on a parity with said real estate and not secondarily) and all apparatus, equipment or articles now or hereafter thereon 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, inador 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 mechanics 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 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 compliance 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 THE STEEL CITY NATIONAL BANK
STREET 3030 East 92nd. Street
CITY CHICAGO, ILLINOIS 60617
OR
INSTRUCTIONS
RECORDER'S OFFICE BOX NUMBER 488 342

FOR RECORDERS INDEX PURPOSES
INSERT STREET ADDRESS ABOVE
DESCRIBED PROPERTY HERE
JANIE BENNETT
1360 Sandberg Terrace

86126136

FOR THE PROTECTION OF BOTH THE BORROWER AND LENDER... THE NOTE SECURED BY THIS TRUST DEED SHOULD BE IDENTIFIED BY THE TRUSTEE NAMED HEREIN BEFORE THE TRUST DEED IS FILED FOR RECORD.

IMPORTANT

The instrument Note mentioned in the within Trust Deed has been identified herewith under Identification No. _____

Given under my hand and Notarial Seal this 21st day of FEBRUARY 19 86... I, Diane Nagel, Vice-President of THE STEEL CITY NATIONAL BANK OF CHICAGO, do hereby certify that the foregoing instrument is a true and correct copy of the original instrument as the same appears in the records of said bank.

By Diane Nagel, Vice-President of THE STEEL CITY NATIONAL BANK OF CHICAGO, and Trust Officer... Attest: _____

THE STEEL CITY NATIONAL BANK OF CHICAGO AS TRUSTEE AS ATTESTED BY DIANE NAGEL, Vice-President and Trust Officer... THIS TRUST DEED is executed by THE STEEL CITY NATIONAL BANK OF CHICAGO, a corporation organized under the laws of the State of Illinois.

THE STEEL CITY NATIONAL BANK OF CHICAGO... This instrument is subject to the provisions of the Illinois Trust Code, which shall apply to this instrument as if it were a trust agreement.

1. The Trustee shall have the right to inspect the premises... 2. The Trustee shall have the right to inspect the books and records of the Trustor...

3. The Trustee shall have the right to inspect the title to the premises... 4. The Trustee shall have the right to inspect the title to the premises...

5. The Trustee shall have the right to inspect the title to the premises... 6. The Trustee shall have the right to inspect the title to the premises...

7. The Trustee shall have the right to inspect the title to the premises... 8. The Trustee shall have the right to inspect the title to the premises...

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See Legal Description Attached Hereto and Made a Part Hereof.

Unit No. 1801C in Carl Sandburg Village Condominium No. 1 as delineated on a survey of a portion of Lot 9 in Chicago Land Clearance Commission No. 3, being a consolidation of lots and parts of lots and vacated alleys in Erwin's Addition to Chicago and certain resubdivisions, all in the Northeast Quarter of Section 4, 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 as Document No. 25 052 908 together with its undivided percentage interest in the common elements.

Grantor also hereby grants to Grantee its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the aforementioned Declaration and in the Declaration of Covenants, Conditions, Restrictions and Easements registered in the Office of the Registrar of Titles of Cook County, Illinois as Document No. 123055671 and recorded in the Office of the Recorder of Deeds of Cook County, IL., as Document No. 24517785, as amended from time to time ("Homeowners Declaration")

This Deed is Subject to all rights, easements, restrictions, conditions, covenants and reservations contained in said Declaration and the Homeowners Declaration the same as though the provisions of said Declaration and the Homeowners' Declaration were recited and stipulated at length herein.

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