

TRUST DEED

86207292

Form 2

THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE, Made May 15 1986, 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 May 9, 1986 and known as trust number 2563, herein referred to as "First Party," and Steven J. Colompos

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 One Hundred Eighty Two Thousand and No/100 (\$182,000.00) -- 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 from June 1, 1986 on the balance of principal remaining from time to time unpaid at the rate of ten (10) per cent per annum in instalments as follows: One Thousand Nine Hundred Fifty Five and 80/100 (\$1,955.80) -- Dollars on the first day of June 1986 and One Thousand Nine Hundred Fifty Five and 80/100 (\$1,955.80) -- Dollars on the first 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 first day of May 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 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 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 situated, lying and being in the COUNTY OF COOK AND STATE OF ILLINOIS to-wit:

Lot 1 in Ridgmont Square a subdivision of the South Half of the North East Quarter of Section 17, Township 37 North, Range 13 East of the Third Principal Meridian, according to the Plat thereof recorded as Document 24378512, in Cook County, Illinois, Commonly known as 10500 S. Major, Chicago Ridge

PIN: 24-17-220-001

11.00

This Instrument prepared by: Steven J. Colompos 3030 E. 92nd St. Chicago, IL 60617

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 in 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, shades, 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 aforesaid 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 do so, First Party shall 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 use hereof; 3. Pay when due any and every taxes which may be levied 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 the holders of the notes; 4. Comply with 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 (such as assessments, water charges, sewer charges and other charges against the premises when due, and upon written request to furnish to Trustee or to the 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 incur in connection; 9. Keep all buildings and improvements now or hereafter situated on said premises insured against loss or damage by fire, lightning or air storm 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; 10. 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 | Steel City National Bank
3030 E. 92nd St.
STREET | Chicago, IL 60617
CITY
INSTRUCTIONS OR
RECORDERS OFFICE BOX NUMBER

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

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