

Form TD 112 TRUST DEED

THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE, Made July 8, 19 86, between Bank of Ravenswood, 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 Bank in pursuance of a Trust Agreement dated 09/20/85 and known as trust number 25-7351, herein referred to as "First Party," and CHICAGO TITLE & TRUST COMPANY

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 FOUR HUNDRED FIFTY THOUSAND ONE HUNDRED AND NO/100 -- (\$450,100.00) ----- Dollars, made payable to BANK OF RAVENSWOOD 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 payable monthly on the balance of principal remaining from time to time unpaid at the rate of 9.50 per cent per annum as follows:

FOUR HUNDRED FIFTY THOUSAND ONE HUNDRED AND NO/100 -- (\$450,100.00) ----- Dollars PAYABLE ON DEMAND PLUS ACCRUED INTEREST

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 12.50 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 Bank of Ravenswood 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:

Lot 121 and the South 25 Feet of Lot 122 in Sheridan Drive Subdivision, being a Subdivision of the North 3/4 of the East 1/2 of the Northwest 1/4 of Section 17, Township 40 North, Range 14, East of the Third Principal Meridian, together with the part of the West 1/2 of the Northwest 1/4 which lies North of the South 800 Feet thereof and East of Green Bay Road, in Cook County, Illinois.

Tax I.D. #14-17-110-012-0000

51107491 registered

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which, with the property hereinafter described, is referred to herein as the "premises." TOGETHER with all improvements, tenements, easements, fixtures, and appurtenances there to 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 par 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, 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, tank or beds, springs, 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 the 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 destroyed; (2) keep said premises in good condition and repair, without waste, and free from mechanical or other liens or claims for lien not a special, 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 holders of the note, such rights to be evidenced by the standard mortgage clause to be attached to each policy, and to deliver all policies, including additional and renewal policies, to holders of the note, and in case of insurance about

DELIVERY INSTRUCTIONS: NAME BANK OF RAVENSWOOD, STREET 1825 WEST LAWRENCE AVE., CITY CHICAGO, ILLINOIS 60640, OR, RECORDER'S OFFICE BOX NUMBER 55

FOR RECORDERS INDEX PURPOSES INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE: 4601-03 N. Malden, Chicago, Illinois 60640. This instrument was prepared by Janet Davidson.

(FTP/Larger)

to deliver... to deliver several policies not less than ten days prior to the respective date of expiration...

2. The Trustee or the holder of the note hereby secured making any payment hereby authorized relating to taxes or assessments...

3. At the option of the holder of the note and without notice to First Party, its successors or assigns...

4. When the indebtedness hereby secured shall become due whether by acceleration or otherwise...

5. The proceeds of any foreclosure sale of the premises shall be distributed and applied in the following order of priority...

6. 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...

7. Trustee or the holder of the note shall have the right to inspect the premises at all reasonable times...

8. Trustee shall release this trust deed and the lien thereof by proper instrument upon presentation of satisfactory evidence...

9. Trustee may repair by instrument in writing and in the office of the Recorder or Registrar of Titles...

The Mortgagor hereby waives any and all rights of redemption from sale under any order or decree of foreclosure of this Trust Deed...

DEPT-01 RECORDING 11.00 183333 TRAN 3027 07/11/86 10:06:00 COOK COUNTY RECORDER

THIS TRUST DEED is executed by Bank of Ravenswood not personally but as Trustee as aforesaid in the exercise of the power and authority conferred upon it as such Trustee...

BANK OF RAVENSWOOD As Trustee as aforesaid and not personally. By: [Signature] VICE-PRESIDENT Attest: [Signature] ASSISTANT TRUST OFFICER

STATE OF ILLINOIS COUNTY OF COOK ss. a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY, that MARTIN S. EDWARDS Vice-President of Bank of Ravenswood and John R. Griffith Assistant Trust Officer of said Bank...

IMPORTANT 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.

The Instrument Note mentioned in the within Trust Deed has been identified herewith under Identification No. 712741 CHICAGO TITLE & TRUST COMPANY, TRUSTEE [Signature] ASST. SECRETARY

96290419

RECORDED