

Form TD 112 TRUST DEED

THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE, Made July 11, 1986 between of La Grange, a National 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 7/7/82 and known as trust number 2202, herein referred to as "First Party," and Bank of Ravenswood

an Illinois corporation herein referred to as TRUSTEE, witnesseth: THAT, WHEREAS First Party has concurrently herewith executed an installment note bearing even date herewith in the Principal Sum of ONE MILLION SIX HUNDRED THOUSAND AND NO/100 (\$1,600,000.00) 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:

ONE MILLION SIX HUNDRED THOUSAND AND NO/100 (\$1,600,000.00) 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 installment 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 situated, lying and being in the COUNTY OF Cook AND STATE OF ILLINOIS, to-wit:

All of Lot 24 and lot 23 (Except that part dedicated for alley by document Number 9343249) in Simmon's and Gordon's addition to Chicago, said addition being a subdivision of Lots 10 and 19 and the vacated streets between said Lots in the School Trustee's Subdivision of Section 16, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Tax I.D. # 14-16-304-001-0000.

SEPT-91 RECORDING \$11.00 TR#4444 TRAN 0417 97/23/86 14:35:09 #7456 # D *-86-311513 COOK COUNTY RECORDER

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 there of, to hold, 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 thereon or thereon used to supply heat, gas, aircon, air conditioning, light, power, refrigeration (whether single units or centrally controlled), and ventilation, including (without restricting the foregoing), screens, window shades, venetian blinds and window coverings, interior beds, awnings, stoves and water heaters. All of the foregoing are declared to be a part of said real estate (whether or not attached thereto) 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, with all waste, and free from mechanics' liens, other liens or claims for lien not expressly satisfied to the lien hereof; (3) pay when due any indebtedness which may be incurred, or lien or charge on the premises, upon the terms of, and upon request exhibit satisfactory evidence of the discharge of such lien or charge; (4) complete within a reasonable time any building or building now or hereafter in progress on said premises; (5) comply with all requirements of any municipal ordinance with respect to the premises and to use thereof; (6) refrain from making material alterations on said premises except as required by law; (7) pay before any penalty attaches all general taxes and 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, its successors or assigns duplicate receipts therefor; (8) pay in full on demand the taxes or assessment 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 repairing or replacing the same or to pay in full their indebtedness secured hereby, and in all instances satisfactory to the holders of the note, under similar policies payable, in case of loss or damage, to Trustee for the benefit of the holders of the note; such policies to be evidenced by the standard mortgage clause 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

1415705860175

Handwritten initials

86311513

NAME BANK OF RAVENSWOOD STREET 1825 WEST LAWRENCE AVE. CITY CHICAGO, ILLINOIS 60640

FOR RECORDERS INDEX PURPOSES INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE 4157 N. Clarendon Chicago, IL. 60613

-86-311513

INSTRUCTIONS OR RECORDER'S OFFICE BOX NUMBER 56 (FTP/LANGER)

This instrument was prepared by Sherbanu Assar

11 00 MAIL

