

UNOFFICIAL COPY

TRUST DEED

1987 NOV 17 AM 11:38

87615542

87615542

THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE, Made November 10 1987, between BREMEN BANK AND TRUST COMPANY, an Illinois Corporation, not personally but as Trustee under the provisions of a Deed or Deeds in trust duly recorded and delivered to said Company in pursuance of a Trust Agreement dated June 7, 1984 and known as trust number 84-2384, herein referred to as "First Party," and Heritage Bremen Bank and 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

Eighty Three Thousand Two Hundred and no/100-----Dollars, made payable to ~~BEARER~~ Heritage Bremen Bank and Trust Company 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 date hereon on the balance of principal remaining from time to time unpaid at the rate of 10.50 per cent per annum in instalments as follows:

Nine Hundred Twenty and 19/100-----Dollars on the 1st day of January 19 88 and

Nine Hundred Twenty and 19/100-----Dollars on the 1st 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 1st day of December 1990** 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 ~~10.50~~ 13.00 per cent per annum, and all of said principal and interest being made payable at such banking house or trust company in Tinley Park 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

Heritage Bremen Bank and Trust Company 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:

Parcel 1: The South 193 feet of the North 550 feet of the East 134 feet of the West 159 feet of the South West 1/4 of the North West 1/4 of Section 20, Township 38 North, Range 13 East of the Third Principal Meridian (except from said tract the two following described parcels:

1. The North 10 feet of the East 16 feet thereof and
2. That part thereof lying Easterly of a diagonal line connecting the North West and South East corner of the South 40 feet of the North 190 feet of the East 3.5 feet of the West 159 feet of the South West 1/4 of the North West 1/4 of said Section 20) in Cook County, Illinois.

and

Parcel 2: That part of the South 40 feet of the North 690 feet of the East 3 feet of the West 159 feet lying East of a diagonal line joining the North West and South East corner thereof of the South West 1/4 of the South West 1/4 of the North West 1/4 of Section 20, Township 38 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

#19-20-116-036-0000 This document prepared by:
#19-20-116-049-0000 Anita J. Flassig for Heritage Bremen Bank and Trust Co.
17500 S. Oak Park Ave., Tinley Park IL 60477

**Balloon payment of accrued interest and principal balance due

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, indoor 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 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 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

D NAME Heritage Bremen Bank and Trust Co.
E STREET 17500 S. Oak Park Ave.
L
I CITY Tinley Park IL 60477
V
E
R
Y INSTRUCTIONS
OR
RECORDER'S OFFICE BOX NUMBER

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

6601 S. Narragansett
Chicago IL 60638

71-34-8690 1183

UNOFFICIAL COPY

TRUST DEED

COOK COUNTY, ILLINOIS

FILED FOR RECORD

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Heritage Bremen Bank and Trust Company 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:

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and Parcel 2: That part of the South 40 feet of the North 600 feet of the East 3 feet of the West 159 feet lying East of a diagonal line joining the North West and South East corner thereof of the South West 1/4 of the South West 1/4 of the North West 1/4 of Section 20, Township 38 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

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17500 S. Oak Park Ave., Tinley Park IL 60477

**Balloon payment of accrued interest and principal balance due

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NAME Heritage Bremen Bank and Trust Co.
STREET 17500 S. Oak Park Ave.
CITY Tinley Park IL 60477
INSTRUCTIONS
RECORDER'S OFFICE BOX NUMBER

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

6601 S. Narragansett
Chicago IL 60638

BOX 583-GG

UNOFFICIAL COPY

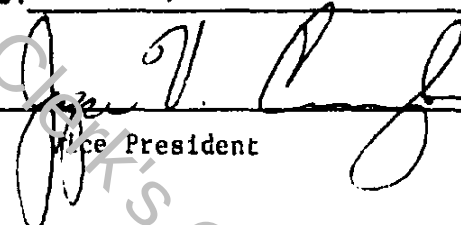
2 7 6 1 5 5 4 2

RIDER

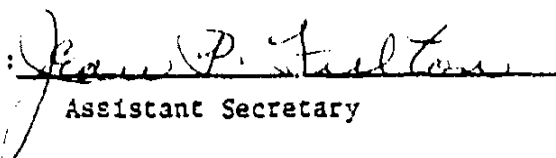
This mortgage is executed by Heritage Bremen Bank & Trust Company, not personally but as Trustee as aforesaid, in the exercise of the power and authority conferred upon and vested in it as such Trustee and it is expressly understood and agreed by the mortgagee herein and by every person now or hereafter claiming any right or security hereunder that nothing contained herein or in the note secured by this mortgage shall be construed by creating any liability on Heritage Bremen Bank and Trust Company or on any of the beneficiaries under said trust agreement personally to pay said note or any interest that may accrue thereon, or any indebtedness accruing hereunder or to perform any covenants either express or implied herein contained, all such liability, if any, being expressly waived, and that any recovery on this mortgage and the note secured hereby shall be solely against and out of the property hereby conveyed by enforcement of the provisions hereof and of said note, but this waiver shall in no way affect the personal liability of any co-signer, endorser, or guarantor.

Heritage Bremen Bank & Trust Company,
not personally but as Trustee, under
Trust No. 84-2384

DATED: June 7, 1984

BY: 

Vice President

ATTEST: 

Assistant Secretary

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