

# UNOFFICIAL COPY

87100923

## TRUST DEED

COOK COUNTY, ILLINOIS  
FILED FOR RECORD

1987 FEB 20 PM 2: 19

87100923

LA SALLE  
NATIONAL BANK

THE ABOVE SPACE FOR RECORDERS USE ONLY

70-95-575-017

THIS INDENTURE, Made January 21, 19 87, between ~~AMALGAMATED TRUST & SAVINGS BANK~~ 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 April 4, 1986 and known as trust number 110991, herein referred to as "First Party," and

AMALGAMATED TRUST & SAVINGS BANK

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 SIX HUNDRED FIFTY THOUSAND AND NO/100 -----

(\$650,000.00) --Dollars,

made payable to ~~DEALER~~ AMALGAMATED TRUST & SAVINGS BANK

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 OF DISBURSEMENT on the balance of principal remaining from time to time unpaid at the rate of 9 3/4 per cent per annum in instalments as follows:

SIX THOUSAND TWO HUNDRED TWENTY FIVE AND 28/100 -----

Dollars on the 1st day of March 19 87 and \$ 6,225.28 -----

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 February 1992

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 AMALGAMATED TRUST & SAVINGS

\* 13 3/4 BANK 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:

THE WEST 1/3 OF LOT 4 AND THE EAST 1/3 OF LOT 5 (EXCEPT THE NORTH 9 FEET TAKEN FOR ALLEY) IN BLOCK 23 IN WOLCOTT'S ADDITION TO CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index No.: 17-09-226-012

Properly Address: 60 West Ontario  
Chicago, Illinois

B-B-0 ALL  
BB

11.00

This document prepared by  
PAULA F. STEPTER  
One West Monroe Street  
Chicago, Illinois 60603

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, 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 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 mechanic's 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	Paula F. Stepter
E	STREET	One West Monroe Street
L	CITY	Chicago, Illinois 60603
I		
V		
E		
R		
Y	INSTRUCTIONS	OR

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

60 West Ontario

Chicago, Illinois

RECORDER'S OFFICE BOX NUMBER

BOX 888-EV

87100923

87100923

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

The instrument mentioned in the above Trust Deed has been identified herewith under Identification No. \_\_\_\_\_

Notary Public August 9 1989  
Given under my hand and Notarial Seal this 9th day of August 1989  
Assistant Secretary of said Bank, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Assistant Vice-President, and Assistant Secretary, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument, for the uses and purposes therein set forth.

WILLIAM E. RICHARD  
Assistant Vice-President of the Amalgamated Trust & Savings Bank, and  
A Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY THAT

LA SALLE NATIONAL BANK  
As Trustee as mentioned and not personally,  
Assistant Vice-President  
Attest: *[Signature]*

LA SALLE NATIONAL BANK  
THE TRUST DEED is executed by the Assistant Vice-President, and its corporate seal to be hereunto affixed and attested by an Assistant Secretary, the day and year first above written.

LA SALLE NATIONAL BANK  
IN WITNESS WHEREOF, the Assistant Vice-President, and its corporate seal to be hereunto affixed and attested by an Assistant Secretary, the day and year first above written.

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