## TRUST DEEDNOFFICIAL COPY 87273970

(FIRST NATIONAL BANK, TRUSTEE)		$\sim$		
	THE ABOVE SPACE FOR RECORDERS USE ONLY	75		
THIS INDENTURE, made May 11,	19 87, between	39		
	NATIONAL BANK OF BLUE ISLAND,	<b>₹</b>		
a Corporation, duly organized and existing under the laws of the United States, and qualified to do a trust business under and by virtue of the laws of the State of Illinois, doing business in Blue Island, Illinois, not personally but as Trustee under the Provisions of a Dead or Deads in trust duly recorded and delivered to said Company in pursuance of a Trust Agreement dated April 23, 1974 and known as trust number 74016, herein referred to as "First Party," and				
Sum of	erewith executed an instalment note bearing even date herewith in the principle.			
made payable to REARGE Republic Bank and delivered, in and by which said Note the First Agreement and hereinafter specifically described, the on the balance of princ	ed ninety-six and 32/100 (\$5,296.32) Dollars, of Chicago Party promises to pay out of that portion of the trust estate subject to said Trust e said principal sum and interest from date of disburgement cipal remaining from time to time unpaid at the rate of 12.63 per cent			
per annum in instalmer a as follows: * Two hund Dollars on the 25th day of June	ired twenty and 68/100 (\$220.68), 18 87 and two hundred twenty and 68	2/160		
		"T		
of principal and interest, if not somer paid, shall be o	nth thereafter until said note is fully paid except that the final payment due on the 25th day of May , 1989 videnced by said note to be first applied to interest on the unpaid principal belance.			
and the remainder to principal; up ideal that the me	wincipal of each instalment unless paid when due shall bear interestyet the tage of	- I		
12.63 Chica per cent per air un, and all of s Bank of Bice sand, in Blue Island, l'Arois, or at su	said principal and interest being made payable at the offices of the First National uch place as the Holders of the Note may, from time to time, appoint in writing.			
NOW, THEREFORE, First Party to securable payment of the said principal sum of money and seld interest in accordance with the terms, provisions and limitations of this trust dead, 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, and convey that the Trustee, its successors and assigns, the following described Real Estate situate, lying and being				
	ate of Illinois, to wit:	00		
H. Bartlett's City of Chicag Assesser's Subdivision of Se East of the Third Principal 129 feet of the West half of	feet thereof) in Block 47 in Frederick go Subdivision of Lots 2 and 3 in ection 34, Township 38 North, Range 13, Megidian (except that part of the East f the Southwest quarter of said Section	7273970		
Illinois.	d except railroad), in Cook County,	اد		
P.I.N.: 19-34-403-016	OLLA			
	T#0222 TRAN 0938 05/21/87 10:41	12.00 70		
	BORROWER(S) ARE THE DENT POLARIES GOOD STORY RECORDER BANK OF BLUE ISLAND THE ST. No.			
* Payments include principa				
which, with the property hereinafter described, is referred to a	herein as the "Premises," its, fixtures, and appurtenances thereto belonging, and all rent; issues and profits thereof for			

TOGETHER with all improvements, tonements, easements, flutures, and apparent members belonging, and all rent, issues and profits thereof for so long and during all such times as Pirat Party, its successors or assigns may be entitled thereof (which are piedged or) nerily and all apparatus, equipment or articles now or frereafter therein or thereon used to supplifie gas, air conditioning, water, light, power, refrigeration (whicher single units of centrality controlled), and ventilation, including (without restricting the 1-regoing) are declared to centrality controlled), and ventilation, including (without restricting the 1-regoing) are declared to be a pert of said real estate whether physically attached thereto or not, and it is agreed that all similar apparatus, equipment or articles hereafty nieced 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 essigns, forever, for the purposes, and upon the uses and trusts here.

TO HAVE AND TO HOLD the premises unto the said Trustee, its successors and essigns, forever, for the purposes, and upon the uses and trusts here in sat 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) pramptly repair, restors 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 descharge 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 effection 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 siterations in said premises except as required by law or municipal ordinances; (7) pay before any pensity attaches all general taxes, and pay spocial 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 and flood damage, where the lender is required by law to have its loan so insured 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

D	NAME		BANK OF ICHICAGO	FOR RECORDERS INDEX PURPOSES	
E	STREET		PULASKI RD.	INSERT STREET ADDRESS OF ABOVE	
L	THE PART WILL	CHICAGO,	IL. 60629	DESCRIBED PROPERTY HERE	
l .		_		8327 S. Tripp	
V		OF	₹	Chicago, IL. 60652	
E	INSTRUGTION				
R	RECORDER'S OFFICE BOX NUMBER				
Y	THIS COMENT PR	EPARED BY:	Noreen McNicholas		
•			Republic Bank of Chicago, 6501 S. Pulaski Rd.  FYRST AVAT/ONAL/BANK/OF BUVE/BUANO Chicago, IL. 60629  ATUST S.WESTERN AVENUE  BLUE BLAND/ILLINO/5/60408/		
	<b>E</b> 1		BLUE ISLAND/ILLINO/S/60A06/	7	

12.00

deliver all policies, including additional and leaves policies in a policies in the policies and less than ben days prior to the presonant policies of the presonant policies

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ing which might attect the premise of the security hereof, whether or not actually commenced.

6. The proceeds of any for circur's sale of the premises shall be distributed and applied in the following order of priority: First, on account of all costs and expenses incident to the fire losure proceedings, including all such items as are mentioned in the preceding paragraph hereof; second, all other least which under the terms interior constitute secured indebtedness additional to that evidenced by the note, with interest thereon as herein provided; third, all principal and interest term in no unpaid on the note; forth, any overplus to First Party, its legal representatives or assigns, as their rights may appear.

vided; third, all principal and interest terr sin ng unpaid on the flote; forth, any overplus to First Party, its legel representative or sample, excellent may appear.

Tupon, or at any time after the filling of a bill to foreclose this trust deed, the court in which such bill is filed may appoint a receiver of said premises. Such appointment may be made either usefolion for such receiver, of the person or persons, if yilly, liable for the payment of the indehtedness secured hereby, and without repard to the then value of the premises or whether the same shall be then or private as a homestead or not and the Trustee heleunder may be appointed as such receiver. Such receiver, during the full statutory period of redemption of such premises during the pendency of such foreclosure suit and, in case of a sale and deficiency, during the full statutory period of redemption, whether there be redemption or not, as well as during any further times when First Party, which may be necessary or are usual in such cases for the operation of such receiver, would be entitled to collect such remits, issues and profits, and all other powers which may be necessary or are usual in such cases for the operation, possession, control, management and operation of the premises during the whole of said period. The court from time to time may authorize the receiver to apply the net income in hit hands in payment in whole or in part of: (2) The deficiency in case of a sale and deficiency.

8. Trustee or the holders of the note shall have the right in inspect the premises at all realization that it is trust deed.

that purpose.

9. Trustee has no duty to examine the title, location, existence, or condition of the premises, nor shall Trustee be obligated to record this trust deed or to exercise any power herein given unless expressly obligated by the virial sheeof, nor be liable for any acts or omissions hereunder, except in case of its own gross negligence or misconduct or that of the agents or employ es of 7 Justee, and it may require indemnities satisfactory to it before exercising any power herein given.

its own gross negligence or misconduct or that of the agents or employ(es c) Trustee, and it may require importance an interest of the second of this trust deed and the lien thereof by proper in trument upon presentation of satisfactory evidence that all indebtodness secured by this trust deed has been fully paid; and Trustee may execute and college. These hereof to and at the request of any person who shall, either before or after maturity thereof, produce and exhibit to Trustee into note representation. Trustee may accept as true without inquiry. Where a release is requested of a successor trustee, such successor trustee may accept as the genuine note herein described any note which bears a certificate of identification purporitis. "5" executed by a prior trustee hereunder or which conforms substance with the description herein contained of the note and which purports to be elected herein of First Party; and where the release is requested of the original trustee and it has never executed a certificate on any instrument ide stiff first and of the note described herein, it may accept as the genuine note herein described any note which may be presented and which conforms in surstance with the description herein contained of the note and which purports to be executed on behalf of First Party.

11. Trustee may restign by instrument in writing filed in the office of the Recorder or Refisher to which this instrument shall have been recorded or filed. In case of the resignation, inability or refusal to act of Trustee, he then Recorder of the country is which the premises are situated shall be Successor in Trust Any Successor in Trust hereunder shall have the identical side, powers and authority as are herein given Trustee, and any Trustee or successor shall be entitled to reasonable compensation for all acts performed here and one note is used.

THIS TRUST DEED IS EXECUTED BY THE FIRST NATIONAL BANK OF BLUE ISLAND, not personally "ut", Trustee as aforesaid in the exercise of the power and authority conferred upon and vested in it as such Trustee lend said First National Bank of Blut "and hereby wertants that it possesses full power and authority to execute this instrument), and it is expressly understood and agreed that nothing us ein or in said note contained shall be construed as creating any liability on the said First Party or on said First National Bank of Blue Island personally to ... v the said note contained interest that may accrue thereon, or any indebtedness accruing hereunder, or to perform any convenant eighter express or implied. Herein contained, all such liability, if any, being expressly walved by Trustee and by every person now or hereafter claiming any right or security "a sunder, and that to fair as the First Farty and its successors and said First National Bank of Blue Island personally are concerned, the legal indictor or holders "cash that are as the First Party and its successors and said First National Bank of Blue Island personally are concerned the legal indictor or holders accruing hereunder shall look solely to the premises hereby conveyed for the payment thereof, by the enforcement

of the lien hereby created, in the manner herein and in said note p IN WITNESS WHEREOF, First National Bank of Bige (sign)	rovided or by action to enforce the personal liability of the guerantot, if / v , not personally but as Trustee as aforesaid, has caused these presents was signed by its ked and attested by its Assistant Secretary, the day and year first above y rights.
	FIRST NATIONAL BANK OF BLUE ISLAND, NOT PERSONALLY, BUT AS TRUSTES UNDER TRUST # VICE-Press Park
STATE OF ILLINOIS	Attest Michael Soulds Assistant Socretary
	Notary Public in and for said County, in the state aforesaid, DO HEREBY
	Assistant Secretary of said Company, who are personally known to me to be
respectively, appeared before me this day swn free and voluntary act and as the fre therein set forth; and the said Assistant Si corporate leet of said Company, did affix	hed to the foregoing instrument as such Assistant Vice-President, and Assistant Secretary. In person and acknowledged that they signed and delivered the said instrument as their and voluntary act of said Company, as Trustee as aforexed, for the uses and purposes beretary then and there acknowledged that said Assistant Secretary, as custodian of the the corporate said of said Company to said instrument as said Assistant Sasistant Session of the violation of the corporate said of said Company, as Trustee as aforesaid, for the uses and purposes there-
Given under my hand and Notarial Seal this 15	Jala Juta
IMPORTANT MY COMMIS	Sion Course July 8/1989 Motary Public Sion Course July 8/1989 Mentioned in the within Trust Deed has
FOR THE PROTECTION OF BOTH THE BORROWER AND LENDER, THE NOTE SECURED BY THIS TRUST DEED SHOULD BE IDENTIFIED BY THE TRUSTEE NAMED HERE-	been identified herewith under Identification No.
IN BEFORE THE TRUST DEED IS FILED FOR RECORD.	Trustee