

UNOFFICIAL COPY

87273970

TRUST DEED

(FIRST NATIONAL BANK, TRUSTEE)

THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE, made May 11, 19 87, between FIRST NATIONAL BANK OF BLUE ISLAND,

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 Deed or Deeds 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

REPUBLIC BANK OF CHICAGO 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

Five thousand two hundred ninety-six and 32/100 (\$5,296.32)----- Dollars, made payable to REPUBLIC Bank of Chicago 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 12.63 per cent per annum in instalments as follows:

* Two hundred twenty and 68/100 (\$220.68)----- Dollars on the 25th day of June, 19 87 and two hundred twenty and 68/100 Dollars on the 25th 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 25th day of May, 19 89

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. It is agreed that the principal of each instalment unless paid when due shall bear interest at the rate of 12.63 Chicago per cent per annum, and all of said principal and interest being made payable at the offices of the First National Bank of Blue Island, in Blue Island, Illinois, or at such place as the Holders of the Note may, from time to time, appoint in writing.

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, and convey unto the Trustee, its successors and assigns, the following described Real Estate situate, lying and being in the County of Cook, State of Illinois, to wit:

Lot 3 (except the South 80 feet thereof) in Block 47 in Frederick H. Bartlett's City of Chicago Subdivision of Lots 2 and 3 in Assessor's Subdivision of Section 34, Township 38 North, Range 13, East of the Third Principal Meridian (except that part of the East 129 feet of the West half of the Southwest quarter of said Section 34 as lies in said Lot 3 and except railroad), in Cook County, Illinois.

P.I.N.: 19-34-403-016

THIS IS A JUNIOR LIEN DEPT-01 RECORDING T#0222 TRAN 0938 05/21/87 10:41:00 \$12.00 #0644 RECORDED #87-273970

IT IS EXPRESSLY UNDERSTOOD THAT THE BORROWER(S) ARE THE BENEFICIARIES OF THE TRUST AND THE BANK OF BLUE ISLAND TRUST No. 74016 AND IS NOT THE TRUSTEE

* Payments include principal and interest.

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 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 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 holders of the note, such rights to be evidenced by the standard mortgage clause to be attached to each policy; and to

DELIVERY

NAME REPUBLIC BANK OF CHICAGO
STREET 6501 S. PULASKI RD.
CHICAGO, IL. 60629

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

8327 S. Tripp
Chicago, IL. 60652



INSTRUCTIONS

RECORDER'S OFFICE BOX NUMBER

THIS DOCUMENT PREPARED BY:

Noreen McNicholas
Republic Bank of Chicago, 6501 S. Pulaski Rd.
FIRST NATIONAL BANK OF BLUE ISLAND Chicago, IL. 60629
13057 S. WESTERN AVENUE
BLUE ISLAND, ILLINOIS 60609

12.00

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