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JUNIOR TRUST DEED

THE ABOVE SPACE FOR RECORDERS USE ONLY

7169451 (S) (F)

THIS INDENTURE, Made September 6, 1988, between American National Bank and Trust Company of Chicago, a National Banking Association, 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 August 3, 1988 and known as trust number 106151-02, herein referred to as "First Party," and Chicago Title and Trust Company

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

Fifty Thousand and No/100 (\$50,000.00) Dollars made payable to BEARER 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 September 8, 1988 on the balance of principal remaining from time to time unpaid at the rate of ten (10%) per cent per annum in instalments as follows:

Three Hundred Nineteen and 44/100 (\$319.44) Dollars on the 1st day of October 1988 and Four Hundred Sixteen and 67/100 (\$416.67)

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 8th day of September 1989. 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 ~~XXXXXX XXXX XXXX~~ unless paid when due shall bear interest at the rate of ~~XXXXXX~~ 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 Chicago Title and Trust Company, Trust # , 111 W. Washington Street, 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:

Lots 20, 21 and 22 in Block 60 in W. F. Kaiser and Company's Bryn Mawr Avenue Addition to Arcadia Terrace, a subdivision of Section 1 and of the South 1/2 of the South East 1/4 of Section 2, Township 40 North, Range 13, East of the Third Principal Meridian, lying West of the Western line of the right-of-way of North Shore Channel of the Sanitary District of Chicago, in Cook County, Illinois

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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 improvement 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

NAME | This instrument prepared by: Philip Wong, Esq. STREET | Suite 2900 30 South Wacker Drive CITY | Chicago, IL 60606

INSTRUCTIONS OR BOX 333-CC RECORDER'S OFFICE BOX NUMBER

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

3318-3320 W. Bryn Mawr

Chicago, Illinois

THE NOTE SECURED BY THIS TRUST DEED SHOULD BE IDENTIFIED BY THE TRUSTEE NAMED HEREIN BEFORE THE TRUST DEED

IMPORTANT

The Instrument Note mentioned in the within Trust Deed has been identified

CHICAGO TITLE TRUST COMPANY, INC. herewith under Identification No. 225754

My commission expires Notary Public

My Commission Expires 12/26/90 Notary Public, State of Illinois

Notary Public, State of Illinois, My Commission Expires 12/26/90. The free and voluntary act of said national banking association, as Trustee, for the use and purposes herein set forth...

STATE OF ILLINOIS COUNTY OF COOK KULA DAVIDSON



By [Signature] Attest [Signature] American National Bank and Trust Company of Chicago

IN WITNESS WHEREOF, American National Bank and Trust Company of Chicago, its Vice-Presidents and Assistant Vice-Presidents or Assistant Vice-Presidents, have caused these presents to be signed by one of its Vice-Presidents or Assistant Vice-Presidents...

THIS TRUST DEED is executed by the American National Bank and Trust Company of Chicago, (not personally but as Trustee as aforesaid in the exercise of the power conferred upon it by the Mortgage and the Note, and in accordance with the terms hereof, and in accordance with the terms of the Mortgage and the Note...

11. It shall constitute an immediate event of default hereunder if the premises, or any part thereof, or if the beneficial interest in First Party, or any interest therein, shall be sold, transferred, conveyed, encumbered or hypothecated.

12. This Trust Deed is junior and subordinate to, and subject to, all other mortgages, deeds, judgments, liens, claims, charges, taxes, assessments, and other encumbrances, whether or not recorded, which are in effect on the date hereof, and to all such encumbrances, whether or not recorded, which may hereafter be created, levied, assessed, or otherwise become a lien in law or in equity upon the premises...

13. First Party hereby voluntarily waives its right of redemption under Section 15-1601(b) of the Illinois Mortgage Foreclosure Act, on behalf of First Party, and on behalf of all other persons, to the extent permitted by applicable law.

14. The parties hereto have agreed that the provisions of this Trust Deed shall be governed by the laws of the State of Illinois. The parties hereto have agreed that the provisions of this Trust Deed shall be governed by the laws of the State of Illinois.

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