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THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made December 27, 1988, between OAK PARK CHRISTIAN FELLOWSHIP IN CHICAGO, a not-for-profit corporation organized under the laws of Illinois, herein referred to as "Mortgagor", and CHICAGO TITLE AND TRUST COMPANY, an Illinois corporation doing business in Chicago, Illinois, herein referred to as TRUSTEE, witnesseth:

THAT, WHEREAS the Mortgagor is justly indebted to the legal holder or holders of the Principal ~~Trust~~ Note hereinafter described, said legal holder or holders being herein referred to as Holders Of The Note in the Principal Sum of Thirty-Nine Thousand One Hundred Eighty-Four and 06/100 (\$39,184.06)

(the "Note") DOLLARS, evidenced by one certain Principal ~~Trust~~ Note of the Mortgagor of even date herewith, made payable to THE ORDER OF BEARER

and delivered, in and by which said Principal Note the Mortgagor promises to pay the said principal sum on December 31, 1989 with interest thereon from the date of such Note until maturity at the rate of nine (9%) per centum per annum, payable ~~semi-annually~~ on ~~the~~ December 31, 1989 and ~~at~~ ~~the~~ ~~rate~~ ~~of~~ ~~twelve~~ ~~(12%)~~ ~~per~~ ~~cent~~ ~~per~~ ~~annum~~, and all of said principal and interest bearing interest after maturity at the rate of twelve (12%) per cent per annum, and all of said principal and interest being made payable at such ~~holdings~~ ~~the~~ ~~trust~~ ~~company~~ ~~in~~ ~~place~~ ~~in~~ ~~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 Joseph G. Salerno, c/o Galewood Chapels, 1857 N. Harlem, Chicago, Illinois 60635

NOW, THEREFORE, the Mortgagor 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 the performance of the covenants and agreements herein contained, by the Mortgagor to be performed, and also in consideration of the sum of One Dollar in hand paid, the receipt whereof is hereby acknowledged, does by these presents CONVEY and WARRANT unto the Trustee, its successors and assigns, the following described Real Estate and all of its estate, right, title and interest therein, situate, lying and being in the CITY OF CHICAGO, COUNTY OF COOK AND STATE OF ILLINOIS, to wit:

Lots 8, 9, 10, 11 and 12 in Block 45 in A. Gale's Subdivision of the Southeast quarter of Section 31 and the Southwest quarter of Section 32, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

PIN: 13-32-315-029

DEPT-01 RECORDING \$13.25  
T#2222 TRAN 9541 12/28/88 15:47:00  
#8265 ÷ E # - 88 - 596898  
COOK COUNTY RECORDER

See Rider attached to this Trust Deed.

THIS TRUST DEED IS A JUNIOR TRUST DEED AND IS A PURCHASE MONEY TRUST DEED.

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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 Mortgagor may be entitled thereto (which are pledged primarily 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 the mortgagor 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 herein set forth.

This trust deed consists of two pages. The covenants, conditions and provisions appearing on page 2 (the reverse side of this trust deed) are incorporated herein by reference and are a part hereof and shall be binding on the mortgagor, its successors and assigns.

In Witness Whereof said mortgagor has caused its corporate seal to be hereunto affixed and these presents to be signed by its Assistant Vice President and attested by its Assistant Secretary on the day and year first above written, pursuant to authority given by resolutions duly passed by the Board of Directors of said corporation.

Said resolutions further provide that the principal note herein described may be executed on behalf of said corporation. OAK PARK CHRISTIAN FELLOWSHIP IN CHICAGO, a not-for-profit corporation of Illinois

Corporate Seal

BY: [Signature] Its: President  
ATTEST: [Signature] Its: Treasurer

STATE OF ILLINOIS

County of Cook } SS.

I, Richard C Baker, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT

Allen Kohn Assistant Vice President of the Oak Park Christian Fellowship and Louise Johnson Treasurer Assistant Secretary

of said Company, 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 as their own free and voluntary act and as the free and voluntary act of said Company, for the uses and purposes therein set forth; and the said Assistant Secretary then and there acknowledged that said Assistant Secretary, as custodian of the corporate seal of said Company, did affix the corporate seal of said Company to said instrument as said Assistant Secretary's own free and voluntary act and as the free and voluntary act of said Company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 27th day of December, A.D. 1988.

[Signature]  
NOTARY PUBLIC

Notarial Seal

13 Mail

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# UNOFFICIAL COPY

RIDER TO JUNIOR TRUST DEED DATED  
DECEMBER 27, 1988, MADE BY OAK PARK  
CHRISTIAN FELLOWSHIP IN CHICAGO, MORTGAGOR,  
AND CHICAGO TITLE AND TRUST COMPANY, TRUSTEE

R-1. Due on Sale. If the Mortgagor shall sell, assign, convey, transfer or encumber all or any portion of the premises or the beneficial interest of any trust holding title to the premises, or contract to sell, assign, convey, transfer or encumber all or any portion of the premises or the beneficial interest of any trust holding title to the premises, whether by operation of law or otherwise, without the prior written consent of Trustee or the Holder of the Note, then and in every such case the whole of the indebtedness evidenced by the Note shall, at once, at the option of the Trustee or Holder, become immediately due and payable, together with accrued interest, without notice to Mortgagor.

R-2. Notice of Sale. If the real property commonly known as 725 Addison Road, Villa Park, Illinois, in which Mortgagor has an interest, is sold prior to December 31, 1989, Mortgagor shall notify the Holder of the Note of the closing of such sale at least ten (10) days before such closing occurs.

R-3. Senior Mortgage. This Junior Trust Deed is subject to the lien of that certain Mortgage executed by Mortgagor in favor of Cragin Federal Savings & Loan Association, dated December ~~27th~~ 1988, in the original principal amount of \$408,000.00.

OAK PARK CHRISTIAN FELLOWSHIP IN  
CHICAGO, an Illinois not-for-profit  
corporation

By: [Signature]  
Its: President

Attest: [Signature]  
Its: Treasurer

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Notary Public  
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