722341 TRUST DEED

COOK COUNTY. ILLINOIS FILED FOR RECORD

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	THE ABOVE SPACE FOR RECORDERS USE ONLY
_	THIS INDENTURE, Made November 17, 1987, between Bank of Ravenswood, 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 Aug. 7, 1987 and known a
	trust number 25-8729, herein referred to as "First Party," and
	CHICAGO TITLE & TRUST COMPANY
	an Illinois corporation herein referred to as TRUSTEE, witnesseth:
	THAT, WHEREAS First Party has concurrently herewith executed an instalment note bearing even date herewith is
	the Principal Sum of Twenty Thousand(\$20,000.00)
	Dollars
	made payable to REARER
	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 frank with no
	interest Schlishuskalandarbukandargdomatuncentunguidatabouta
	precional common instalments as follows:
	Ten Thouse d (\$10,000,00)
	3/2 DANHARY 1784 PO
	Dollars on the 30th dry 1 November 19-88 and Ten Thousand (\$10,000.00)
	Dollars on the day works where the work was the contribution of th
	percent of principal and interest if are a managed about the south 3/2 day of November 1/1/19 80 90
	All such payments on account of the inductedness 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 10% per cent per annum, and all of said principal and interest being made payable
	at such banking house or trust company in Clicago 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 Homer Stull, 1526 South Wabash,
	cnicago, illinois in said City
	NOW, THEREFORE, First Party to secure the payment of the sai i principal sum of money and said interest in accordance with the terms, provisions and interest in accordance with the terms, provisions and interest in the receipt whereof is hereby acknowledged, dose by three presents grant, remise, release, alter and convey unto the Trustee, its successors and as gras, he following described fixed Easte situate, lying and being in the COUNTY Of
	braitations of this trust it field, and convey unto the Trustee, its successors and as gns, he following described Rest Estate situate, lying and being in the COUNTY Of
	AND STATE OF ILLINOIS, to wit:
	Lot 1 in Block 26 in the Assessor's Livision of the North West Fractional
	1/4 of Section 22, Township 39 North, Range 14, East of the Third
	1/4 or Section 22, Township 39 No. 11, Raile 14, Last of the Inter-
	Principal Meridian, (Except that Part or Said Lot 1, Falling in the North
	77.3 Feet of the South 444 Feet of Said North West Fractional 1/4; Also,
	Except That Part Thereof Taken for the Wilening of Wabash Avenue; Also,
	Except That Part Thereof Taken for Alley; Also, Except the West 19 Feet
	Thereof), in Cook County, Illinois.
	The state of the s
	Commonly Known As: 1526 South Wabash
	Chicago, Illinois 60605
	Permanent Tax Number: 17-22-106-049 CAO M
	Permanent Tax Number: 17-22-106-049 CAO M
	no tipu will ni Gualità de Adalasanda
	Prepared By: Mark R. Ordower & Associates
	435 North LaSalle Street, Suite 210
	Chicago, Illinois 60610
	which, with the property hereinafter described, is referred to herein as the "premises,"
	TOOETHER with all improvements, tenements, casements, faitures, and appurtenances thereto belonging, and all rants, issues and profile thereof for no long and the profile the state of the profile the state and not the state of the profile of the profile the state and not the profile of the
i	secondarily), and all apparatus equipment or articles now or beveniter therein or thereon used to apply heat, gas, air conditioning water, light, power, refrigeration secondarily), and all apparatus equipment or articles now or beveniter therein or thereon used to apply heat, gas, air conditioning water, light, power, refrigeration secondarily), and all apparatus equipment or articles now or beveniter therein or the or therein or the or therein or therein or the or therein or the or therein or the or therein or the or the or therein or the or the or therein or the oreal or the or th
٠,	which, with the property hereinafter described, is referred to herein as the "premises." TOCETHER with all improvements, tenoments, fixtures, and appartenances, thereto belonging, and all rents, issues and profite thereof for so long and during all such times as First Party, its successors or assigns may be entitled thereto (which are piedged primarily and on a parity with said real estate and not secondarily), and all apparatus, equipment or gricies 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), acreeus, window shades, shown doors and windows, floor overings, 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 constitution part of the seal estate.
	and is agreed that a similar apparatus, equipment of the real estate.
	TO HAVE AND TO HOLD the premises unto the said Trustee, its successors and smigns, forever, for the purposes, and upon the uses and trusts herein set forth. IT IS FURTHER UNDERSTOOD AND AGREED THAT:
	 Until the indebtedness aforecastd shall be fully paid, and in case of the failure of First Party, its successors or assigns to: (1) promptly repair, restore of resolved any buildings or improvements need to desire in good condition and repair.
	without west, and free from mechanic's or other lims is claims for fin not appressly subscribed to the lien better, (i) my when the any indeedness which may be secured by a lien or charge on the premises superior to the lien between tableits astisfactory evidence of the discharge of and lien to Truckee or to
	bodiers of the noise; (4) complete within a resonable time any building or buildings tow or at any time in process of eraction upon and premise; (3) comply with a resonance with respect to the premises and the use thereof; (6) refrain from making material distribution in said premises over at
	required by law or municipal ordinance; (7) pay before any penalty attaches all general tases, and pay special lawses reports assessments, water charges, severy services the pay before any penalty attaches all general tases, and pay special lawses reports assessments, water charges, and other charges as singular temperal therefor; (8) pay in charges are interesting the pay in the pa
	full under protest, in the manner provided by statute, any tax or assessment which First Party may desire to contest; (8) keep all buildings and improvements now or bereafter 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 holders of the holders of the note, such rights to be evidenced by the standard
	IT IS PURTHER 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, restors or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or destroyed; (2) keep and premises in good condition and repair, without waste, and free from mechanics now or hereafter on the premises which may become damaged or destroyed; (2) keep and premises in good condition and repair, without waste, and free from mechanics now or hereafter in a premise of the property of the first property of the lies bereaf, and upon request exhibit satisfactory evidence of the discharge of such prior lies to Trustee or to the lies bereaf, and upon request exhibit satisfactory evidence of the discharge of such prior lies to Trustee or the lies of the property of the lies bereaf, and upon requirements of law or municipal ordinances with respect to the premises and the use thereof; (8) refrain from making material alterations in said premises, except as expected and other charges as inset the premises when due, and upon written requirest, to Trustee or to holders of the sone duplicate receipts therefor; (8) pay in the first Party may desire to contest; (8) keep all-buildings and improvements now or horselfer situated on said premises insured against loss or damage by fire, lightning or windstorm under policies previously for payment by the insurance companies more reported by statute, any tax or assessment which First Party may desire to contest; (8) keep all-buildings and improvements now or moreys sufficient either to pay the cost of replacing or repairing the same or to pay in full the indebtedness secured hiereby; all in companies attactory to the holders moreys sufficient either to pay the cost of replacing or repairing the same or to pay in full the indebtedness secured hiereby. All in companies attactory to the holders of the note, such rights to pay the cost of replacing or repairi
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o spire, to deliver renewal policies not less than less days prior to the respective date of expiration; then Trustee or the holders of the note may, but need not, make full or partial payment of perior payment or perform any act hereinbefore set forth in any form and manner deemed expedient, and may, but need not, make full or partial payments of principal or interest on prior encumbrance. If any, and purchase, discharge, compromise or settle any tax lies or other prior lies or cities or claim thereof, or redeem from only tax assess or contest on trace and the purposes berein sutherized and all expenses paid or incurred in connection therewith, including attorneys' fees, and any other moneys advanced by Trustee or the holders of the note to protect the morrigaged premises as the lies berein, but reasonable compensation to. Trustee for each matter opportunity which action berein sutherized may be taken, shall be so much additional indebtedness as tured hereby and shall become immediately, due and payable without notice and with interest thereon at the rate of seven per cent per annum. Inaction of Trustee or the holders of the note shared as a waiver of any right accruming to them on account of any of the provisions of this peragraph.

2. The Trustee or the holders of the note hereby secured making any payment hereby authorized relating to taxes or assessments, may do so according to any bill, assessment or estimate procured from the superpriste public office without inquiry, into the accuracy of such bill, asterned or estimate or into the validity of any tax, assessment, asia, forfeiture, tax lies or title or claim thereof.

3. At the option of the holders of the note and without notice to First Party, it is successors or assigns, all urpaid indebtedness secured by this trust deed shall, notwithstanding anything, in the note, or in this trust deed to the contracy, become due to provide the provisions of the things specifically set for his paragraph one hereof and such default shall continue for three days, asid

right to foreclosure whether or not actually commenced; or (c) preparations for the defense, of any threatened suit or proceeding which might sheet this premises shall be distributed and applied in: the following order of priority: First, on account of all costs and expenses incident to the foreclosure proceedings, including all such itemms as are mentioned in the preceding paragraph hereof; second, all other item which under the terms hereof constitute accured indebtedness additional to that evidenced by the note; with interest, thereon as herein provided; third; all principal and interest remaining unpaid on the note; fourth, any overplus to First Party; its legal representatives or sanges, as their rights may appear.

6. Upon, or at any time after the filing of a bill to foreclose this trust deed; the court in which such bill to filed may appoint a receiver of and premises. Such appointment may be made either before or after sale, without regard to the olivency or insolvency at the time of application for such receiver, of the persons or persons, if any, it is for the payment of the indebtedness secured hereby, and without regard to the then value of the premises or whether the assess shall be then occupied as a homest ad or not and the Trustes hereunder may be appointed as such receiver. Such receiver shall have power to collect the rents, issues and independent of the premises of sales and a refeliciency, during the full statutory period of redemynion, issues such receiver, the receiver shall have power to collect such rents, issues and profits of premises during the whole of said period. The court from time to time may authorize the receiver to apply the net income in his hands in payment in whole or in the premises during the whole of said period. The court from time to time may authorize the receiver to apply the net income in his hands in payment in whole or in the hereof or of such deceed on a payment of the premises of the protection, control, managements and operation to the lien hereof or of such d

part on (1) and interesting as we are received, or any any corresponding that arise deed, an any, tax, special assessment or other ten which may be or decode able happlication is made prior to foreclosure asic; (2) the deficiency in case of a sale and deficiency.

2. Trustee or the holders or or note shall have the right to inspect the premises at all reasonable times and across thereto shall be permitted for that purpose.

3. Trustee has no duty to extend the title, location extended on the premises, nor shall Trustee the ubligated to record this trust deed or the exercise any power herein given unless expression, and by the terms hereof, nor be liable for any acts or omissions bersunder, except in case of its own gross negligence or misconduct or that of the agents or only up as of Trustee, and it may require indemnities astisfactory to it before exercising any power herein given.

3. Trustee that it release the trust count of the lien thereof by proper instrument upon presentation of attisfactory evidence that all indebtedness secured by this trust deed has been fully paid; and Trustee ray. Lectus and deliver a release have not except the proper of after maturity thereof, produce and exhibit to Trustee the note raper or ling that all indebtedness hereby secured has been pulped on the proper of after maturity thereof, therefore a requester of a successor trustee may accept as the executed by a prior to test hereofore and the executed by a prior to test hereofore of the received hereofore or executed to a successor trustee may accept as the described hereofore on the residence of the note and which purports to be executed on behalf of First Party; and one of the successor in Trustee may accept an in substance with the acceptable for contained of the note and which purports to be executed on behalf of First Party; and one of the contained of the note and which purports to be executed on behalf of First Party; and one of the note and which purports to be executed on the half of First Party; and one of the note a

11. This Trust Deed is expressly subordinate to any other mortgage or trust deed placed against the premises by the title holder either prior to the date of this instrument or after the date of this instrument.

THIS TRUST DEED is executed by Bank of Ravenswood not personally but as Trustee as a organic in the exercise of the power and authority conferred upon and vested in it as such Trustee (and said Bank of Ravenswood hereby a rear is that it possesses full power and authority to execute this instrument), and it is expressly understood and agreed that nothing here nor in said note contained shall be construed ascretating any liability on said First Party or on said Bankof Ravenswood personally to pay in said note contained shall be such liability if any being expressly waived by Trustee and by every person now or hareafter claimin, any risht or security hereunder, and that so far as the First Party and its successors and said Bank of Ravenswood personally are concerned, are 'egal holder or holders of said note and the owner or owners of any indebtedness accruing hereunder shall look soicly to the prem set creby conveyed for the payment thereof, by the enforcement of the lien hereby created, in the manner herein and in said note privide or by action to enforce the personal liability of the guarantor, if any.

IN WITNESS WHEREOF, Bank of Ravenswood, not personally but as Trustee as aforesaid, has caused these new to be signed by its Vice President and its corporate seal to be hereunto affixed and attested by its Land Trust Officer this day and year first above written.

BANKOF RAVENSWOOD As Trustee	as aforesaid and not personally,
By War	Ass'!, VICE-PRESIDENT
Attest	LAND TRUST OFFICER
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OHNA C/E

STATE OF ILLINOIS

1, the undersigned a Notery Public in and formald County, in the state aforesaid, DO HEREBY CERTIFY, that DOUGLAS W. WILLS

Ass Vice-President of Bank of Ravenswood and LVB Higi

Land Trust Officer of said Bank, who are personally known to me to be the same persons whose names are sto the foregoing instrument as such Aste Vice-President and Land Trust Officer, respectively, before me Inis day in person and acknowledged that they signed and delivered the said instrument as their and voluntary act and as the free and voluntary act of said Bank, as Trustee as aforesaid, for the uses and the said Land Trust Officer; then and there ask nowledged that said Land Trust Officer; the said the said bank as the said result of ficer; the said said said said the said that Trust Officer; the said said said said instrument as said Land Trust Officer; the said said said said instrument as said Land Trust Officer; the said said said said instrument as said Land Trust Officer; the said said Bank, as Trustee as a sorcesaid, for the

"OFFICIAL SEMILE".
JACQUELINE M. ENUTION NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 4/2/90

m.

IMPORTANT

FOR THE PROTECTION OF BOTH THE BORROWER AND LENDER, THE NOTE SECURED BY THIS TRUST DEED SHOULD BE IDENTI-FIED BY THE TRUSTEE NAMED HEHEIN BEFORE THE TRUST DEED IS FILED FOR RECORD. 1 331

The	Instalment	Note	mentioned	in	the within	Trunt	Deed	has	been	identified
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SHORETARY