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TRUST DEED

THIS DOCUMENT PREPARED BY: LOIS V. FLEMING, VICE PRESIDENT CHICAGO BANK OF COMMERCE 200 E. RANDOLPH DRIVE CHICAGO, IL 60601 CTTC 2

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THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made February 1 1988, between D.L.S., INC.

a 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 Promissory Note hereinafter described, said legal holder or holders being herein referred to as Holders Of The Note in the Principal Sum of

THREE HUNDRED SIXTY-SIX THOUSAND AND NO/100-----DOLLARS,

evidenced by one certain Principal Promissory Note of the Mortgagor of even date herewith, made payable to THE ORDER OF CHICAGO BANK OF COMMERCE, CHICAGO, ILLINOIS

the principal sum of THREE HUNDRED SIXTY-SIX THOUSAND AND NO/100 (\$366,000.00) Dollars, together with interest from date on the principal balance from time to time unpaid at the rate of 1.5 percent per annum in excess of the prime commercial rate of Lender as it varies from time to time, payable monthly beginning March 1, 1988\*\* and with interest after maturity until paid at the rate of 4 percent per annum in excess of the prime commercial rate of Lender.

All payments shall be first applied to accrued interest to date of actual payment with the remainder, if any, applied to the unpaid balance of the principal. Interest shall be computed on the basis of a 360-day year and charged for the actual number of days elapsed. \*Principal and interest payments \$3,593.00 monthly to begin October 1, 1988, and continue each month, total loan to mature February 1, 1991, unless renewed or extended by Lender.

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:

SEE "EXHIBIT A", ATTACHED HERETO AND MADE A PART HEREOF

DEPT-01 RECORDING \$13.00 T#2222 TRAN 3114 02/17/88 15:46:00 #7366 #1 B \* 66-049991 COOK COUNTY RECORDER

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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, inado: 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 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 by its D.L.S., INC.

BY DONALD L. SHOEMAKER ASSISTANT VICE PRESIDENT ATTEST: WAYNE A. VANDER VORT SECRETARY

STATE OF ILLINOIS, County of DuPage, ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT DONALD L. SHOEMAKER Assistant Vice President of the D.L.S., INC. and WAYNE A. VANDER VORT 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 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 DONALD L. SHOEMAKER, 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.

" OFFICIAL SEAL " GIVEN under my hand and Notarial Seal this 16th day of February, A.D. 19 88. ANNETTE M. MORENO NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 02/27/90

ANNETTE M. MORENO NOTARY PUBLIC

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EXHIBIT A

## PARCEL ONE:

That part of Lot B in the Circuit Court Partition of the South 1/2 and that part of the North West 1/4 lying South of the Illinois and Michigan Canal Reserve of Section 3, Township 38 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois, according to the plat of said Circuit Court Partition recorded in the Office of the Recorder of Cook County, Illinois, in Book 67 of Plats, Page 44 on April 29, 1897 as Document 2530529 bounded and described as follows;

Beginning at the intersection of the West line of South Tripp Avenue (a private street) with a line parallel to and 676 feet South of the East and West center line of said Section 3, thence South along said West line of South Tripp Avenue to its intersection with a line parallel to and 944.32 feet South of said East and West center line of Section 3, thence West along last described parallel to its intersection with a straight line extending from a point which is 1084.22 feet South of said East and West center line of Section 3 and 838.93 feet East of the North and South center line of said Section 3 to a point which is 894.32 feet South of said East and West center line and 817.93 feet East of said North and South center line of Section 3, thence Northerly along the above described straight line to said point which is 894.32 feet South of said East and West center line and 817.93 feet East of said North and South center line of Section 3, thence North along a line 817.93 feet East of and parallel to said North and South center line of Section 3, to its intersection with said line that is parallel to and 676 feet South of said East and West center line of Section 3; and thence East along the last above mentioned parallel line to the point of beginning. The above description is based upon the following definitions: South Tripp Avenue is defined as a strip of land lying in Lot B of the Subdivision recorded in Book 67 of Plats, Page 44 on April 29, 1897 as Document 2530529, which is 66 feet in width extending Southerly from a straight line parallel to and 33 feet South of the East and West center line of Section 3 to the North line of West 47th Street (a public street); the East line of said strip is a straight line parallel to and 1009.93 feet East of the North and South center line of said Section 3; the West line of said strip adjoining on the East of the East of the land herein described is a straight line parallel to and 66 feet West of the East line of said strip. The North and South Center line of said Section 3 is defined as a straight line drawn from a point on the North line of said Section 3, measured 2648.14 feet West from the North East corner of said Section 3 and measured 2642.84 feet East from the Northwest corner of said Section 3 to a point on the South line of said Section 3 measured 2669.37 feet West from the South East corner of said Section 3 and measured 2668.04 feet East from the South West corner of said Section 3. The East and West center line of said Section 3 is defined as a straight line drawn from a point on the East line of said Section 3 measured 2597.19 feet South from the North East corner of said Section 3 and measured 2669.84 feet North from the South East corner of said Section 3 to a point on the West line of said section 3 measured 2598.77 feet South from the North West corner of said Section 3 and measured 2661.19 feet North from the South West corner of Section 3, all in Cook County, Illinois.

## PARCEL TWO:

An easement for the benefit of Parcel One, as created and defined in that certain Trustees' Deed recorded June 23, 1964 as Document No. 19,164,476, for ingress and egress over, upon across and along a private street known as South Tripp Avenue, being a strip of land 66 feet in width and adjoining to the East of Parcel One.

Permanent Tax Number: 19-03-400-119

Volume: 379

Address: 4420 S. Tripp, Chicago, IL

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A N D

Sundry Marketable Securities

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Property of Cook County Clerk's Office

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