

TRUST DEED

1988 MAR 25 AM 9:54

88122566

THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE, Made March 21 1988, between BREMEN BANK AND TRUST COMPANY, an Illinois Corporation, 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 30, 1987 and known as trust number 87-2987, herein referred to as "First Party," and

Heritage Bremen Bank and 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 in the Principal Sum of

Five Hundred Seventy Five Thousand and no/100----- Dollars, made payable to ~~HEARST~~ Heritage Bremen Bank and Trust Company 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 hereon on the balance of principal remaining from time to time unpaid at the rate of 10.00 per cent per annum in instalments as follows:

Five Thousand Five Hundred Fifty Four and 50/100----- Dollars on the 5th day of May 1988 and Five Thousand Five Hundred Fifty Four and 50/100-----

Dollars on the 5th 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 5th day of April 1991\* 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 of each instalment unless paid when due shall bear interest at the rate of 10.00 per cent per annum, and all of said principal and interest being made payable at such banking house or trust company in Tinley Park 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 Heritage Bremen Bank and Trust Company 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 situated, lying and being in the COUNTY OF Cook AND STATE OF ILLINOIS, to wit:

The North 100 feet of the South 300 Feet of that part of the South East 1/4 of the South West 1/4 of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian, described as follows: Beginning at the South East corner of said South East 1/4 of the South West 1/4, and running thence West along the South line thereof, 316.50 feet; thence North 880.0 feet to a point being 316.37 feet West of the East line of the South East 1/4 of the South West 1/4; thence East parallel with the South line of the South East 1/4 of the South West 1/4, 316.37 feet; thence South along the East line of the said South East 1/4 of the South West 1/4, 880.0 feet to the place of beginning, excepting therefrom the East 50 feet thereof dedicated for public street by plat of dedication recorded June 23, 1981 as document 25914111, in Cook County, Illinois.

#28-19-300-019-0000 \*Balloon payment of principal balance due and accrued interest.

This document prepared by Anita J. Flassig for Heritage Bremen Bank and Trust Company 17500 S. Oak Park Ave. Tinley Park IL 60477



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 thereto 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, screens, blinds and window, floor coverings, radiator 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 herein 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, replace 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 mechanical or other liens or claims for lien not expressly subordinated to the lien hereof; (3) pay when due any taxes, 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 taxes 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 accrued 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

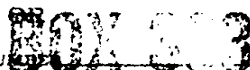
D NAME Heritage Bremen Bank and Trust Company
E STREET 17500 S. Oak Park Ave.
L CITY Tinley Park IL 60477
V
E
R
Y INSTRUCTIONS

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

16650 S. Oak Park Avenue

Tinley Park IL 60477

RECORDER'S OFFICE BOX NUMBER



71-29-790

88122566

FILED BY THE TRUSTEE NAMED HEREIN BEFORE THE TRUST DEED

THE NOTE SECURED BY THIS TRUST DEED SHOULD BE IDENTIFIED

FOR THE PROTECTION OF THE TRUSTEE AND LENDER

Notary Public State of Illinois  
Linda Lee Lutz  
"OFFICIAL SEAL"

Trustee

The Instrument Note mentioned in the within Trust Deed has been identified herewith under Identification No. \_\_\_\_\_

Given under my hand and Notarial Seal this 21st day of March 1988  
Notary Public  
Linda Lee Lutz

Linda Lee Lutz  
ASST. VICE  
Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT  
Company, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as 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.  
ASST. VICE  
Secretary of said Company, as Trustee, for the uses and purposes therein set forth, and the said Secretary, as custodian of the corporate seal of said Company, did affix the corporate seal of said Company to said instrument as set forth.  
Secretary's own free and voluntary act and as the free and voluntary act of said Company, as Trustee as aforesaid.

11. That in the event title shall be conveyed to any person or persons, firm, trust or corporation, other than the undersigned or any one or more of them, then the Trustee after such transfer of title shall have the right to adjust the annual rate of interest to be paid under the terms of the Note secured hereunder. Whenever, the bank, its successors or assigns shall increase the rate of interest in accordance with the foregoing provision, it shall give written notice specifying the new rate, and the effective date of any such increase shall be the date of such transfer or conveyance. The grant of a security interest hereby specifically excludes any security interests in furniture, appliances, kitchenware, and any other property which qualifies as "household goods" as defined in 12 C.F.R. 227.12, unless such security interests are either possessory security interests or purchase money security interests.

12. Mortgagor does hereby expressly waive any and all rights of redemption from sale under any order or judgment of foreclosure of the lien of this Mortgage on behalf of the Mortgagor, the trust estate and all persons beneficially interested therein and each and every person, except judgment creditors of the Mortgagor in its representative capacity, and of the trust estate, acquitting any interest in or title to the premises subsequent to the date of this Mortgage.

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