

THIS INDENTURE, Made March 23, 1988, between LaSalle National Bank, a National 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 5/1/81 and known as trust number 103921, herein referred to as "First Party," and Bank of Ravenswood

an Illinois corporation herein referred to as TRUSTEE, witnesseth: THAT, WHEREAS First Party has concurrently herewith executed an instalment note bearing even date here-with in the Principal Sum of

EIGHT HUNDRED NINETY FIVE THOUSAND AND NO/100-----(\$895,000.00)----- Dollars, made payable to BANK OF RAVENSWOOD 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 payable monthly on the balance of principal remaining from time to time unpaid at the rate of 10.50 per cent per annum as follows:

EIGHT HUNDRED NINETY FIVE THOUSAND AND NO/100-----(\$895,000.00)----- Dollars
PAYABLE ON DEMAND PLUS ACCRUED INTEREST

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 13.50 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 Bank of Ravenswood 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:

The North 24.85 feet of Lot 25 in the Subdivision of Block 3 of Block 5 of Sheffield's Addition to Chicago, in the Southeast 1/4 of Section 32, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Tax I.D. #14-32-412-032

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COOK COUNTY RECORDER

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, in-door 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 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, restore or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or destroyed; (2) keep said premises in good condition and repair, without waste, and free from mechanics 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 holders of the note, such rights to be evidenced by the standard mortgage clause to be attached to each policy; and to deliver all policies, including additional and renewal policies, to holders of the note, and in case of insurance about

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DELIVERY INSTRUCTIONS: NAME: BANK OF RAVENSWOOD, STREET: 1825 WEST LAWRENCE AVE., CITY: CHICAGO, ILLINOIS 60640, OR RECORDER'S OFFICE BOX NUMBER: 55, FOR RECORDERS INDEX PURPOSES: 1874 North Fremont, Chicago, Illinois 60614, (MJT/Faubion), This instrument was prepared by: Sherbanu Assar

The Instrument Note mentioned in the within Trust Deed has been identified by the Notary Public.

FOR THE PROTECTION OF BOTH THE BORROWER AND LENDER... FILED BY THE TRUSTEE NAMED HEREIN BEFORE THE TRUST DEED...

My Commission Expires August 9, 1989

Given under my hand and Notarial Seal this day of August 19, 1988. Rita Stimm, Notary Public.

Gorinne Bek, Assistant Vice President of the LaSalle National Bank, and...

A Notary Public, in and for said County, in the State of Illinois, do hereby certify, that...

In witness whereof, LaSalle National Bank, not personally but as Trustee as aforesaid has caused the day and year first above written to be hereunto attested...

Such Trustee (and said LaSalle National Bank hereby warrants that it possesses full power and authority to execute this instrument, and it is expressly understood and agreed that nothing herein or in said note contained shall be construed as creating any liability on said first party...

The Mortgagee hereby waives any and all rights of redemption from sale under any order or decree of foreclosure of this Trust Deed on its own behalf and on behalf of each and every...

In case of the resignation, inability or refusal to act of Trustee, the then Recorder of Deeds of the county in which the premises are situated shall be Successor in Trust...

Trustee may resign by instrument in writing filed in the office of the Recorder of Deeds of the county in which the premises are situated...

Trustee shall release the mortgaged premises and the lien thereon by proper instrument upon presentation of satisfactory evidence that all indebtedness secured by this Trust Deed has been fully paid...

Trustee shall have the right to inspect the premises at all reasonable times and access thereto shall be permitted for that purpose...

When the indebtedness hereby secured shall become due and payable as provided by the terms hereof, the holder of the note or Trustee shall have the right to foreclose...

At the option of the holder of the note and without notice to the other party, the holder of the note hereby agrees to pay the principal and interest on the note...

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