

TRUST DEED

UNOFFICIAL COPY

COOK COUNTY, ILLINOIS

DEED RECORD

1988 APR 14 AM 11:31

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THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE, Made February 16, 1988 between The Winnetka Bank, a Corporation of Illinois, 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 July 9, 1976 and known as trust number R-141 herein referred to as "First Party," and HARRIS BANK WINNETKA, N.A.

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 (\$775,000.00) Seven Hundred Seventy-Five Thousand and no/100 Dollars, made payable to HARRIS BANK WINNETKA, N.A. 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 of disbursement on the balance of principal remaining from time to time unpaid in instalments as follows:

Seven thousand five hundred and no/100 Dollars on the last day of February 1988 and Seven thousand five hundred and no/100 Dollars on the last day of each consecutive 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 last day of January 1994. 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 P+1% per cent per annum, and all of said principal and interest being made payable at such banking house or trust company in Winnetka 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 Harris Bank Winnetka, N.A. in said City,

NOW, THEREFORE, First Party to secure the payment of 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:

PARCEL 1:

Lot 15 (except that part lying West of a line 50 feet Northeasterly of and parallel with Easterly line of Chicago and Northwestern Railroad Company right of way) in Block 13 in Winnetka Park Bluffs, being a Subdivision by William Cairnduff of Parts of Sections 16, 17, 20, Township 42 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

PARCEL 2:

Lot 11 (except Westerly 50 feet thereof) in Block 12 in Park Addition to Winnetka Subdivision by William H. Cairnduff of Part of Sections 16, 17, 20, Township 42 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois; and

PARCEL 3:

The South 5 Feet of Lot 6 in Lewis D. Websters Resubdivision of Block 11 (except the North 75 feet thereof) and of Lots 6, 8, 9 and 10 in Block 12 in Park Addition to Winnetka aforesaid, all in Cook County, Illinois.

Permanent Tax Nos. Parcel 1: 05-20-203-013, Parcel 2: 05-20-203-014, Parcel 3: 05-20-203-016

Property commonly known as: 562 Lincoln Ave, Winnetka, IL 60093

\*\*Lender's prime interest rate plus one percent as it exists from time to time. However, upon demand, maturity or default, the rate will move to the Lender's Prime Interest rate plus three percent.

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 secondary), 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 unit or centrally controlled), and ventilation, including (without restricting the foregoing), screens, window shades, storm doors and windows, floor coverings, inador beds, awnings, stores 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.

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 mortgagors, their heirs, successors and assigns.

This instrument prepared by: Ann T. Tyler, Harris Bank Winnetka, N.A. Winnetka, IL

DELIVERY

NAME Harris Bank Winnetka, N.A.

STREET 520 Green Bay Road

CITY Winnetka, IL 60093

Ann T. Tyler

INSTRUCTIONS

OR

RECORDER'S OFFICE BOX NUM

BOX 333

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

562 Lincoln Ave

Winnetka, IL 60093

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D3  
76-98-90

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