

UNOFFICIAL COPY

Trustee has no duty to examine the title, location, or extent of the land... Trustee shall release the trust deed and the lien thereon... Trustee may resign by instrument in writing filed in the office of the Recorder or Registrar of Titles...

This Trust Deed consists of (3) three pages. The covenants, conditions and provisions appearing on the reverse side hereof, and on page 3 attached hereto, are incorporated herein by reference and are a part hereof, and shall be binding upon the first party and its successors as Trustee and not personally.

If there is any conflict between the provisions of the Rider and the printed portions of this Trust Deed and of the Note which it secures, the provisions of the Rider shall govern.

THIS TRUST DEED is executed by the PIONEER BANK & TRUST COMPANY, not personally but as Trustee as aforesaid in the exercise of the power and authority conferred upon and vested in it as such Trustee...

IN WITNESS WHEREOF, PIONEER BANK & TRUST COMPANY, not personally but as Trustee as aforesaid, has caused these presents to be signed by its Vice President, and its corporate seal to be hereunto affixed and attested by its Assistant Secretary, the day and year first above written.

PIONEER BANK & TRUST COMPANY
As Trustee as aforesaid and not personally.
By: [Signature] Vice President
Attest: [Signature] Assistant Secretary

STATE OF ILLINOIS } SS.
COUNTY OF COOK
I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that the above named Vice President and Assistant Secretary of the PIONEER BANK & TRUST COMPANY, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice President and Assistant 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 Corporation...

OFFICIAL SEAL
SHARON JACKSON
Notary Public, State of Illinois
My Commission Expires 10-9-90

Given under my hand and Notarial Seal this 13th day of April, 1988
[Signature]
Notary Public

NAME: FLOYD MANILOW
STREET: 1951 W. IRVING PK. RD., STE. 400
CITY: CHICAGO, ILLINOIS 60613
INSTRUCTIONS:
RECORDER'S OFFICE BOX NUMBER: BOX 333 - GG

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

The Installment Note mentioned in the within Trust Deed has been identified here with under Identification No. 723576
CHICAGO TITLE TRUST COMPANY, TRUSTEE
[Signature]
ASST. SECRETARY

COOK COUNTY, ILLINOIS
FILED FOR RECORD
1988 APR 20 PM 2:57
88164815

PIONEER BANK & TRUST COMPANY, 4000 W. North Avenue, Chicago, Illinois 60639

88164815

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RIDER ATTACHED TO TRUST DEED MADE APRIL 6th, 1988 BETWEEN PIONEER BANK & TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 6, 1988 AND KNOWN AS TRUST NUMBER 24973 ("FIRST PARTY") AND CHICAGO TITLE AND TRUST COMPANY ("TRUSTEE").

11. FIRST PARTY also agrees that on each monthly payment date it shall deposit with the legal holder of the Note secured by the Trust Deed an amount equal to 1/12th the annual real estate taxes and assessments levied against the premises as determined by the amount of the last available real estate tax bill so that on the last day of each calendar year, 12/12ths of such annual real estate taxes and assessments are on deposit. No interest, unless required by law, shall be paid on these deposits. As real estate taxes and assessments become due and payable, TRUSTEE or holder of the Note is authorized to use these deposits for the purpose of paying the real estate taxes and assessments; and if any deficit shall exist in the amount of such deposits, FIRST PARTY shall deposit the difference forthwith.

12. All monthly payments shall be applied first to tax deposits, next to interest on the unpaid principal balance, and the remainder to principal. Delinquencies shall be added to unpaid principal.

13. If the FIRST PARTY conveys, assigns, pledges or transfers its legal or equitable interest in the described real estate, then, at the option of the TRUSTEE or of the holder of the Note, the entire unpaid balance shall become due and payable immediately, without notice.

14. The interest due on each payment date shall be paid one month in advance.

15. The principal balance may be prepaid in part without penalty in multiples of \$100.00 on any monthly payment date at the address where monthly payments are being made.

16. Upon one full calendar month's written notice to the holder of the Note at the address where monthly payments are being made, the principal balance may be prepaid in whole without penalty on a required payment date at the address where monthly payments are being made.

17. The principal of any installment paid on or before the twentieth day of the calendar month in which it is due shall be deemed paid on the first day of that month.

PIONEER BANK & TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 6, 1988 AND KNOWN AS TRUST NUMBER 24973, and not personally,

By [Signature] Assistant Vice President

Attest [Signature] Assistant Secretary.

The Instalment Note mentioned in the Trust Deed to which this rider is attached has been identified herewith under Identification No. 723576

CHICAGO TITLE AND TRUST COMPANY, TRUSTEE

By: [Signature]
Assistant Secretary

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Property of Cook County Clerk's Office

CLERK

MAIL TO:

FLOYD MANILOW
1951 W. IRVING PK. RD., STE. 400
CHICAGO, ILLINOIS 60613

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