

UNOFFICIAL COPY

TRUST DEED

88238295

\$17.00

THE ABOVE SPACE FOR RECORDERS USE ONLY

11-62-129 D4

THIS INDENTURE, Made May 18, 19 88, between American National Bank and Trust Company of Chicago, a National Banking Association, 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 15, 1988 and known as trust number 105143-05, herein referred to as "First Party," and Chicago Title and Trust Company

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 ONE HUNDRED SEVENTY-THREE THOUSAND TWO HUNDRED FIFTY-SEVEN AND 87/100 (\$173,257.87) DOLLARS made payable to BEARER

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 maturity on the balance of principal remaining from time to time unpaid at the rate of two (2) per cent per annum in instalments as follows: ONE THOUSAND FOUR HUNDRED FORTY-FOUR AND NO/100 (\$1,444.00)

Dollars on the 18th day of June 19 88 and ONE THOUSAND FOUR HUNDRED FORTY-FOUR AND NO/100 (\$1,444.00) Dollars on the 18th 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 18th day of May 19 98. All such payments on account of the indebtedness evidenced by said note to be first applied to interest on the unpaid principal balance with the remainder to principal; provided that the principal of each instalment unless paid when due shall bear interest at the rate of seven per cent per annum, and all of said principal and interest being made payable at such banking house or trust company in place 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 SPALTER FINANCE CO., 8831-33 Gross Point Road, Skokie, IL 60077 - 312/675-7720, 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:

(SEE ATTACHED RIDER)

UNDERSIGNED AGREES TO DEPOSIT WITH SPALTER FINANCE CO. EACH MONTH, ON OR BEFORE THE DATE EACH PAYMENT IS DUE, A SUM EQUAL TO 1/12 OF THE AMOUNT SPALTER FINANCE CO. DEEMS NECESSARY TO MEET THE ANNUAL REAL ESTATE TAXES AND INSURANCE. UNTIL FURTHER NOTICE, THE MONTHLY DEPOSIT SHALL BE \$300.00. IF UNDERSIGNED FAILS TO MAKE ANY SUCH DEPOSIT ON TIME, SPALTER FINANCE CO. MAY DECLARE THE NOTE SECURED BY THIS TRUST DEED IN DEFAULT AND EXERCISE ITS RIGHT OF ACCELERATION.

88238295

which, with the property hereinafter described, is referred to herein as the "premises," TOGETHER with all improvements, layments, 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, door coverings, inlaid 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 hereinafter 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 be 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 ordinance in relation 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 thereof 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

DELIVERY INSTRUCTIONS	NAME	THIS INSTRUMENT PREPARED BY:
	STREET	ATTY. ROBERT D. GORDON 127 N. Dearborn #1440
	CITY	Chicago, IL 60602
		236-0688
	OR	333
	RECORDER'S OFFICE BOX NUMBER	

FOR RECORDERS INDEX PURPOSES INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE
1. 260 E. 22nd St., Chicago Heights, IL 60411
2. 2041 215th Pl., Snuk Village, IL 60411
3. 301 N. 16th Place, Chicago Heights, IL 60411

UNOFFICIAL COPY

IS FILED FOR RECORD.

FOR THE PROTECTION OF BOTH THE BORROWER AND LENDER, THE NOTE SECURED BY THIS TRUST DEED SHOULD BE IDENTIFIED BY THE TRUSTEE NAMED HEREIN IN THE TRUST DEED.

CHICAGO TITLE & TRUST COMPANY, TRUSTEE

Identification No. 724230

The Instrument Note mentioned in the within Trust Deed has been identified

FORM 1

My commission expires

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC



STATE OF ILLINOIS

COUNTY OF COOK

KULA DAVISON

By: [Signature] VICE PRESIDENT

American National Bank and Trust Company of Chicago

Witness: American National Bank and Trust Company of Chicago... [Signature]

This Trust Deed is secured by the American National Bank and Trust Company of Chicago... [Text]

any interest in or title to the premises subsequent to the date of this trust deed.

order or decree of foreclosure of this trust deed, on the own behalf and on behalf of

11. The mortgagor hereby waives any and all rights of redemption from and under any

any interest in or title to the premises subsequent to the date of this trust deed.

10. Trustee may make by instrument in writing filed in the office of the Recorder of Deeds of Cook County, Illinois

9. Trustee shall release this trust deed and the lien thereon by proper instrument upon presentation of satisfactory evidence

8. Trustee shall release this trust deed and the lien thereon by proper instrument upon presentation of satisfactory evidence

7. Trustee shall release this trust deed and the lien thereon by proper instrument upon presentation of satisfactory evidence

6. Trustee shall release this trust deed and the lien thereon by proper instrument upon presentation of satisfactory evidence

5. Trustee shall release this trust deed and the lien thereon by proper instrument upon presentation of satisfactory evidence

4. Trustee shall release this trust deed and the lien thereon by proper instrument upon presentation of satisfactory evidence

3. Trustee shall release this trust deed and the lien thereon by proper instrument upon presentation of satisfactory evidence

2. Trustee shall release this trust deed and the lien thereon by proper instrument upon presentation of satisfactory evidence

1. Trustee shall release this trust deed and the lien thereon by proper instrument upon presentation of satisfactory evidence

Trustee shall release this trust deed and the lien thereon by proper instrument upon presentation of satisfactory evidence

Trustee shall release this trust deed and the lien thereon by proper instrument upon presentation of satisfactory evidence

Trustee shall release this trust deed and the lien thereon by proper instrument upon presentation of satisfactory evidence

Trustee shall release this trust deed and the lien thereon by proper instrument upon presentation of satisfactory evidence

Trustee shall release this trust deed and the lien thereon by proper instrument upon presentation of satisfactory evidence

Trustee shall release this trust deed and the lien thereon by proper instrument upon presentation of satisfactory evidence

Trustee shall release this trust deed and the lien thereon by proper instrument upon presentation of satisfactory evidence

Trustee shall release this trust deed and the lien thereon by proper instrument upon presentation of satisfactory evidence

Trustee shall release this trust deed and the lien thereon by proper instrument upon presentation of satisfactory evidence

Trustee shall release this trust deed and the lien thereon by proper instrument upon presentation of satisfactory evidence

Trustee shall release this trust deed and the lien thereon by proper instrument upon presentation of satisfactory evidence

Trustee shall release this trust deed and the lien thereon by proper instrument upon presentation of satisfactory evidence

Trustee shall release this trust deed and the lien thereon by proper instrument upon presentation of satisfactory evidence

Trustee shall release this trust deed and the lien thereon by proper instrument upon presentation of satisfactory evidence

Trustee shall release this trust deed and the lien thereon by proper instrument upon presentation of satisfactory evidence

Trustee shall release this trust deed and the lien thereon by proper instrument upon presentation of satisfactory evidence

Trustee shall release this trust deed and the lien thereon by proper instrument upon presentation of satisfactory evidence

Trustee shall release this trust deed and the lien thereon by proper instrument upon presentation of satisfactory evidence

Trustee shall release this trust deed and the lien thereon by proper instrument upon presentation of satisfactory evidence

Trustee shall release this trust deed and the lien thereon by proper instrument upon presentation of satisfactory evidence

Trustee shall release this trust deed and the lien thereon by proper instrument upon presentation of satisfactory evidence

Trustee shall release this trust deed and the lien thereon by proper instrument upon presentation of satisfactory evidence

Trustee shall release this trust deed and the lien thereon by proper instrument upon presentation of satisfactory evidence

Trustee shall release this trust deed and the lien thereon by proper instrument upon presentation of satisfactory evidence

Trustee shall release this trust deed and the lien thereon by proper instrument upon presentation of satisfactory evidence

Trustee shall release this trust deed and the lien thereon by proper instrument upon presentation of satisfactory evidence

Trustee shall release this trust deed and the lien thereon by proper instrument upon presentation of satisfactory evidence

56238295

88238295

1998 JUN -3 AM 10:35

UNOFFICIAL COPY

0 0 2 0 0 1 9 5

R I D E R

PARCEL I: Lot 1 in Block 144 in Chicago Heights, in the North West 1/4 of Section 28, Township 35 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois commonly known as 260 E. 22nd Street, Chicago Heights, IL 60411.

Tax No. 32-28-108-022-0000

PARCEL II: Lot 12 in Block 15 in Southdale Subdivision Unit 11, being a subdivision of part of Section 25, Township 35 North, Range 14, East of the Third Principal Meridian, lying North of Sauk Trail Road according to plat thereof recorded September 29, 1958 as document 17331660 in the Office of the Recorder of Deeds of Cook County, Illinois commonly known as 2041 215th Place, Sauk Village, Illinois 60411.

Tax No. 32-25-211-007-0000

PARCEL III: Lot 19 and the West 6 feet of Lot 20 in Schilling Park, a subdivision of the North 382 feet of the Northwest quarter of the Southwest quarter of the Southwest quarter of Section 20, Township 35 North, Range 14 East of the Third Principal Meridian (except the North 33 feet thereof) in Cook County, Illinois commonly known as 301 W. 16th Place, Chicago Heights, Illinois 60411.

Tax No. 32-20-315-013-0000

88238295

724230

Cook County Clerk's Office