

TRUST DEED

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Document Prepared By
B.M. Frankel
1200 N. Ashland Ave. #501
Chicago, IL 60622

COOK COUNTY CLERK'S OFFICE 88313887
FILED FOR RECORD

1988 JUL 18 AM 9:58

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THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, Made July 15th 1988, between Bank of Ravenswood, an Illinois 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 4/17/86 and known as trust number 25-7756, herein referred to as "First Party," and Chicago Title & 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 \$115,590.27

One hundred & fifteen thousand , five hundred and ninety dollars & 27/100 Dollars, made payable to Security Federal Savings & Loan Assn. of Chicago 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 July 29, 1988 on the balance of principal remaining from time to time unpaid at the rate of

12.9 per cent per annum in instalments as follows: \$1294.97

One thousand two hundred and ninety four dollars & 97/100

Dollars on the 10th day of August 1988 and \$1294.97

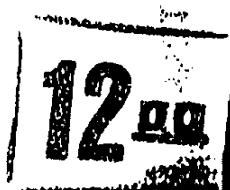
Dollars on the 10th day of each month thereafter until said note is fully paid except that the final payment of principal and interest, if not sooner paid, shall be due on the 10th day of July 1991. All such payments on account of the indebtedness evidenced by said note to be first applied to interest 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 25 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 Security Federal Savings & Loan 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:

PIN: 14 32 108 026

ADDRESS: 2201 N. Clybourn, Chicago Ill. 60614

LOT 26 IN BLOCK 4 OF GEORGE M. HIGH'S SUBDIVISION OF THE EAST 1/2 OF BLOCK 15 OF SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 22, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



*This is a Balloon Note with the balance due in full on 7/10/91 in amount of \$114,597.69

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which, with the property hereinafter described, is referred to herein as the "premises."

"TOGETHER with all improvements, fixtures, encumbrances, 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, indoor bats, 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 all interest in the aforesaid apparatus, equipment or articles hereinafter 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, restore or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or destroyed; (2) keep all 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 herein; (3) pay when due any indebtedness which may be created by law or on or charge on the premises superior to the lien herein; and upon request exhibit satisfactory evidence of the discharge of such prior to the payment to the holder of the note of any amounts due him on account of the same; (4) not commit any waste or damage to the premises or to the property; (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 his agents 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 monies 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

D NAME

E STREET

L CITY

V R Y

INSTRUCTIONS

OR

RECORDER'S OFFICE BOX NUMBER 318

FOR RECORDER'S INDEX PURPOSES
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE

2201 N. Clybourn
Chicago Ill. 60614

This instrument was prepared by

UNOFFICIAL COPY

THE FRAUDULENT NOTE mentioned in the within Trust Fund has been delivered FOR THE PROTECTION OF ROTI THE WOMAN & CHILDREN'S HOSPITAL AND LENDEF hereunder under demandation No. 724853	
THE NOTE SECURED BY THIS TRUST DEED SHOULD BE IDENTI- FIED BY THE INSTITUTE NAMED HEREIN DEDICATED TO THE TRUST DEED CHICAGO CITY A TRUST COMPANY, TRUSTEE IS FILLED FOR RECORD.	

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