

UNOFFICIAL COPY

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#1485

FIRST NATIONAL ESCROW SERVICES, INC.  
30 NO. Michigan Avenue - 3rd Floor  
CHICAGO, ILLINOIS 60602

INSTRUCTIONS  
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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... TOGETHER with all improvements, fixtures, and appurtenances thereto belonging, and all rents, issues and profits thereof...

This document prepared by Patricia A. Steffensen, All American Bank of Chicago  
3611 N. Kedzie, Chicago, Illinois 60618

PROPERTY RECORDING  
\$13.25  
#1111 TRAM 1208 97/25/88 16:19:40  
#1251 #11-88-328650  
COOK COUNTY RECORDER

PROPERTY COMMONLY KNOWN AS: 4356-58 N. Kenmore Chicago, Illinois

FAX I.D. #14-17-401-002

LOT 2 (EXCEPT THE WEST 25 FEET THEREOF) OF BLOCK 3 IN BUENA PARK OF SAID BUENA PARK... 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 3, 1987 IN BOOK 25 OF PLATS, PAGE 28, IN COOK COUNTY, ILLINOIS.

COUNTY OF Cook AND STATE OF ILLINOIS, to-wit:

NOW, THEREFORE, First Party to receive 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 situated, lying and

final payment of principal and interest, if not sooner paid, shall be due on the 1st day of August 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 and interest being made payable at such banking house or trust company, as the holder of the note may, from time to time, in writing appoint, and in absence of such appointment, then at the office of All American Bank of Chicago 3611 N. Kedzie, Chicago, Illinois

Sum of Two Hundred Thousand and no/100 (\$200,000.00) 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 date of closing on the balance of principal remaining from time to time unpaid at the rate of 12.0 per cent per annum in installments as follows: Two thousand two and 17/100 Dollars (\$2,002.17) commencing August 1, 1988 and on the 1st day of each month thereafter until said note is fully paid except that the

19 88, between Avenue Bank and Trust Company of Oak Park, Illinois, a State 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 July 11, 1988, herein referred to as "First Party," and Avenue Bank and Trust Company of Oak Park herein referred to as TRUSTEE, witnesseseth: THAT, WHEREAS First Party has concurrently herewith executed an installment note bearing even date herewith in the Principal

THE ABOVE SPACE FOR RECORDER'S USE ONLY 88328650

TRUST DEED

14-24475 507



Trust No. 5123  
and ALL AMERICAN BANK OF CHICAGO (as MORTGAGEE).  
Rider "B3" to Mortgage dated July 14, 1988, Trust #5123  
between (as MORTGAGORS)

Rider "B3" to Mortgage dated July 14, 1988, Trust #5123  
between (as MORTGAGORS) and ALL AMERICAN BANK OF CHICAGO (as MORTGAGEE).  
Avenue Bank & Trust Company of Oak Park #5123

In the event of (i) the sale, conveyance or transfer of the premises or any part thereof, or any interest therein, (ii) the execution of Articles of Agreement for conveyance of title to the premises, (iii) the grant of a leasehold interest containing an option to purchase the premises, or (iv) the change in ownership of the beneficial interest in a trust, in circumstances where title to the premises is vested in a trustee of such trust, without the prior written consent of the holders of the Note, the holders of the Note shall have the right at their option to declare all sums secured by this Mortgage to be immediately due and payable.

The Mortgagee hereby waives any and all rights of redemption from sale under any order or decree of foreclosure of this Mortgage, on its own behalf and on behalf of each and every person, except decree or judgment creditors of Mortgagee, acquiring any interest in or title to the premises subsequent to the date of this Mortgage.

To provide for payment of taxes and assessments, the Mortgagee shall deposit with the Mortgagee on each monthly payment date an amount equal to one-twelfth of the annual taxes and assessments levied against said premises, as determined by the amount of the last available bills. As taxes and assessments become due and payable, the Mortgagee is authorized to use such deposits for the purpose of paying taxes or assessments thereon, and in the event any deficit shall exist in the amount of such deposits, the Mortgagee agrees to pay any difference forthwith.

Avenue Bank & Trust Company of Oak Park  
u/r/a dated July 11, 1988, Trust #5123

Cecelia J. McVean Asst. Vice President

Norma J. Hawthorth Land Trust Officer

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