

3 3 3 3 3 88333061

DA 8071473

TRUST DEED

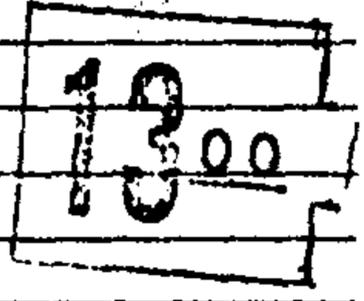
THIS INDENTURE WITNESSETH, That the undersigned as grantors of Lisle, County of DuPage

and State of Illinois, for and in consideration of the sum of One Dollar and other good and valuable considerations, in hand paid, convey and warrant to CHICAGO BANK OF COMMERCE, a National banking association, as Trustee, of Chicago, Illinois, (herein referred to as "Trustee") the following described Real Estate, with all improvements thereon, situated in the County of Cook in the State of Illinois, to wit:

(SEE ATTACHED RIDER FOR LEGAL DESCRIPTION)

Property Address: 400 E. Randolph Street - Unit 905, Chicago, IL.

Permanent Tax Index No. 17-10-400-012-1051



hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

GRANTORS AGREE to pay all taxes and assessments upon said property when due, to keep the buildings thereon insured to their full insurable value, to pay all prior encumbrances and the interest thereon and to keep the property tenantable and in good repair and free of liens. In the event of failure of Grantors to comply with any of the above covenants, then Trustee is authorized to attend to the same and pay the bills therefor, which shall with 5% interest thereon, become due immediately, without demand.

AS FURTHER SECURITY grantors hereby assign, transfer and set over to Trustee all the rents, issues and profits of said premises, from and after this date, and authorize it to sue for, collect and receipt for the same, to serve all necessary notices and demands, to bring forcible detainer proceedings to recover possession thereof, to re-rent the said premises as it may deem proper and to apply the money so arising to the payment of the indebtedness secured hereby, or to any advancements made as aforesaid, and it shall not be the duty of Trustee to inquire into the validity of any such taxes, assessments, liens, encumbrances, interest or advancements.

In trust, nevertheless, for the purpose of securing payment of any advances made as aforesaid and of the principal sum and interest thereon in accordance with the terms, provisions and conditions of a certain Installment Note ~~numbered 17-10-400-012-1051~~ in the principal sum of \$ 263,092.70 dated 1/10/88, wherein the undersigned promise to pay to the order of CHICAGO BANK OF COMMERCE, in monthly installments as follows: \$ 2,800.00 including interest as stated therein on the 10th day of February, 19 88, and the same amount on the 10th day of each month thereafter, except that the final installment shall be the unpaid balance, with interest at the rate of 8% after maturity, and any and all extensions or renewals thereof. 15%

When the indebtedness hereby secured shall become due whether by acceleration or otherwise, the holder of said Note or Trustee shall have the right to foreclose the lien hereof. In any suit to foreclose the lien hereof, there shall be allowed and included as additional indebtedness in the decree for sale all expenditures and expenses which may be paid or incurred by or on behalf of Trustee or the holder of said note for attorneys' fees, trustee's fees, outlays for documentary evidence, stenographers' charges, publication costs and costs of procuring all abstracts of title, title searches and examinations, guarantee policies, Torrens certificates, and similar data and assurances with respect to title.

All rights conferred upon said Trustee or holder of the Note hereunder are in addition to any rights conferred upon said Trustee or holder under the terms of any security agreement from time to time in force creating a security interest in personal property to secure payment of said Note. Any foreclosure action may be brought hereunder before, after or during the pendency of any action brought to enforce any such security interest.

Witness our hands and seals this 25th day of JULY, 1988

Martin R. Greenstein

(SEAL)

(SEAL)

THIS INSTRUMENT WAS PREPARED BY: Chicago Bank of Commerce
By: Charles F. Veach
200 E. Randolph Drive
Chicago, IL 60601

88333061

UNOFFICIAL COPY

Trust Deed and Note

Martin R. Greenstein

Chicago Bank of Commerce

TO

1988 JUL 27 PM 3:22

COOK COUNTY CLERK'S OFFICE

RETURN TO BOX

883335 061



88333061

FORM 1040 (REV. 1978) CHICAGO BANK OF COMMERCE, N.A.

My Commission expires

SEPT. 1 1988

Notary Public

I, Sue M. Beyer,
 a Notary Public, in and for and residing in said County, in the State aforesaid, do hereby
 certify that Martin R. Greenstein
 personally known to me to be the same person whose name
 is subscribed to the foregoing instrument, appeared before me this day in person
 and acknowledged that he is free and voluntary for the uses and purposes therein set forth,
 including the release and waiver of the right of non estead,
 Given under my hand and Notarial Seal this 25th day of July
1988 A. D. 1988

STATE OF ILLINOIS
Cook County,)

Property of Cook County Clerk's Office

UNOFFICIAL COPY

8 8 3 3 3 0 6 1

UNIT NUMBER 905, AS DELINEATED ON CERTAIN LOTS IN THE PLAT OF LAKE FRONT PLAZA, A SUBDIVISION OF A PARCEL OF LAND LYING IN ACCRETIONS TO FRACTIONAL SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 30, 1962 AS DOCUMENT NUMBER 18461961, CONVEYED BY DEED FROM ILLINOIS CENTRAL RAILROAD COMPANY TO AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST NUMBER 17460, RECORDED MAY 7, 1962 AS DOCUMENT NUMBER 18467558, AND ALSO SUPPLEMENTAL DEED THERETO RECORDED DECEMBER 23, 1964 AS DOCUMENT NUMBER 19341545, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 9, 1962 KNOWN AS TRUST NUMBER 17460, RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 22453315; TOGETHER WITH AN UNDIVIDED .10235 PER CENT INTEREST IN THE PROPERTY DESCRIBED IN SAID DECLARATION OF CONDOMINIUM AFORESAID (EXCEPTING THE UNITS THEREOF AS DEFINED AND SET FORTH IN THE DECLARATION OF CONDOMINIUM AND SURVEY), IN COOK COUNTY, ILLINOIS.

Permanent index # 17-10-400-012-1051

88333061