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COOK COUNTY, ILLINOIS
RECORDED FOR RECORD

TRUST DEED

1989 NOV 13 PM 1:24

89537597

THE ABOVE SPACE FOR RECORDERS USE ONLY

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7651 JANACH 1571

THIS INDENTURE, Made November 10th 1989, between Metropolitan Bank & Trust Company, 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 October 10, 1989 and known as trust number 1806, herein referred to as "First Party," and

METROPOLITAN BANK AND 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

TWO HUNDRED FIFTY THOUSAND AND 00/100ths Dollars,

made payable to ~~BEFORE~~ Metropolitan Bank & Trust Company, 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 disbursement on the balance of principal remaining from time to time unpaid at the rate of 10 1/2 per cent per annum in instalments as follows:

Three Thousand Three Hundred Seventy Four & 00/100ths (\$3,374.00)

Dollars on the 10th day of December 1989 and Three Thousand Three Hundred Seventy Four & 00/100ths (\$3,374.00)

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 November 1999

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 14 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 Metropolitan Bank & Trust Company 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 legal description of property commonly known as: 1201 S. Campbell Chicago, Il.

PIN: 16-24-205-001
16-24-205-073

13.00

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which, with the property hereinafter described, is referred to herein as the premises. TOGETHER with all improvements, tenements, 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 unit or centrally controlled), and ventilation, including (without restricting), screens, window shades, storm doors and windows, floor coverings, in-door 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.

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 mechanic's 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 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 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 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

PREPARED BY:
Metropolitan Bank
 2201 W. Cermak Rd.
 Chicago, Il. 60608

OR

RECORDER'S OFFICE BOX NUMBER **BOX 333**

FOR RECORDERS INDEX PURPOSES
 INSERT STREET ADDRESS OF ABOVE
 DESCRIBED PROPERTY HERE

1201 S. Campbell
Chicago, Il.

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Property of Cook County Clerk's Office

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PARCEL 1:

ALL OF LOTS 15, 16, 17 AND LOT 18 (EXCEPT THE NORTH 17 FEET THEREOF TAKEN FOR THE WIDENING OF ROOSEVELT ROAD) AND PART OF LOT 14 LYING NORTH OF THE FOLLOWING DESCRIBED CENTER-LINE OF A 12 INCH BRICK WALL; BEGINNING AT A POINT IN THE WEST LINE OF SAID LOT 14, AND ON THE CENTER-LINE OF SAID WALL, SAID POINT BEING 92.56 FEET NORTH OF THE SOUTH WEST CORNER OF LOT 13; THENCE EAST ON SAID CENTERLINE TO A POINT IN THE EAST LINE OF SAID LOT 14, SAID POINT BEING 203.80 FEET SOUTH OF THE NORTH EAST CORNER OF SAID LOT 18, ALL IN BLOCK 1 IN OGDEN AND COGGILL'S SUBDIVISION OF LOTS 2, 3, 5 TO 8, INCLUSIVE, AND LOTS 13 TO 18, INCLUSIVE, OF OGDEN'S SUBDIVISION OF THE EAST 1/2 OF THE NORTH EAST 1/4 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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