

452003 DH 1of2

THE ABOVE SPACE FOR RECORDERS USE ONLY.

THIS INDENTURE, Made November 10, 19 88 , between First National Bank of Cicero, Cicero, Ill., 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 Bank in pursuance of a Trust Agreement dated July 4, 1966 and known as Trust Number 1725 , herein referred to as "First Party," and COMMERCIAL NATIONAL BANK OF BERWYN, A National Banking Corporation herein referred to as TRUSTEE, witnesseth: THAT, WHEREAS First Party has concurrently herewith executed an installment note bearing even date herewith with in the Principal Sum of Two hundred fifty thousand and no/100ths. (\$250,000.00)----- Dollars,

made payable to ~~the said~~ Commercial National Bank of Berwyn 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 10.25 per cent per annum in installments as follows:

Two thousand seven hundred twenty four & 88/100ths.----- Dollars \$2,724.88 on the 15th. day of December 1988 and

Two thousand seven hundred twenty four & 88/100ths.----- Dollars \$2,724.88 on the 15th. day of each, every 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 15th. day of

November 1993 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 installment unless paid when due shall bear interest at the rate of ~~10.25 per cent per annum~~ and all of said principal and interest being made payable at such banking house or trust company, 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 Commercial National Bank of Berwyn

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:

Lot 20 in Oak Park Avenue and Twenty Second Street Subdivision of that Part of Lot 3 in Partition of the West 51.49 Acres of the West 1/2 of the Northeast 1/4 and the East 41 Acres of the East 1/2 of the Northwest 1/4 of Section 30, Township 39 North, Range 13, East of the Third Principal Meridian, lying North of Riverside Parkway, in Cook County, Illinois Permanent Index #16-30-103-001

THIS LOAN IS PAYABLE IN FULL AT THE END OF 5 YEARS. AT MATURITY YOU MUST REPAY THE ENTIRE PRINCIPAL BALANCE OF THE LOAN AND UNPAID INTEREST THEN DUE. THE BANK IS UNDER NO OBLIGATION TO REFINANCE THE LOAN AT THAT TIME. YOU WILL, THEREFORE, BE REQUIRED TO MAKE PAYMENT OUT OF OTHER ASSETS THAT YOU MAY OWN, OR YOU WILL HAVE TO FIND A LENDER, WHICH MAY BE THE BANK YOU HAVE THIS LOAN WITH, WILLING TO LEND YOU THE MONEY. IF YOU REFINANCE THIS LOAN AT MATURITY, YOU MAY HAVE TO PAY SOME OR ALL OF THE CLOSING COSTS NORMALLY ASSOCIATED WITH A NEW LOAN EVEN IF YOU OBTAIN REFINANCING FROM THE SAME BANK.

Borrower shall pay to the Note holder a late charge of 5% of any monthly installment not received by the Note holder within 10 days after the installment is due.

However, if all or any part of the property is sold or transferred without Lender's prior written consent, Lender may declare the entire loan balance to be immediately due and payable and after 30 days Borrowers can become liable for expenses of foreclosure including court costs and reasonable Attorney's fees.

DEPT-01 RECORDING \$12.25
T#2222 TRAN 3314 01/31/89 09:25:00
#6571 ÷ E *89-047439
COOK COUNTY RECORDER

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 units or centrally controlled), and ventilation, including (without restricting the foregoing), screens, window shades, storm doors and windows, floor coverings, major beds, swings, 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 herein set forth

DELIVERY

NAME Roger C. Forcash, Sr. V.P./bs
Commercial National Bank of Berwyn
STREET 3322 S. Oak Park Ave.
Berwyn, Il. 60402
CITY

ADDRESS OF PROPERTY:
6847 W. Cermak Rd.
Berwyn, Il. 60402

INSTRUCTIONS TO

RECORDER'S OFFICE BOX NUMBER

12.25

89047439

\$206,775.71 or the unpaid principal balance & accrued interest

