

JUNIOR
TRUST DEED

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THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE, Made June 27

19 89 , between American National Bank and Trust

Deed of Trust, dated June 27, 1986, between American National Bank and Trust Company of Chicago, 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 Company in pursuance of a Trust Agreement dated July 11, 1986 and known as trust number 067937-07, herein referred to as "First Party," and Chicago Title and Trust Company.

herein referred to as TRUSTEE, witnesseth:

THAT, WHEREAS First Party has concurrently herewith executed an instalment note bearing even date here-with in the Principal Sum of

SEVEN HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$750,000.00)

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 disbursement on the balance of principal remaining from time to time unpaid at the rate of

R-27* per cent per annum in installments as follows: ON DEMAND

ЗАПОМЕНУХАХ УЧИМУХ

YXKJ

XXXXXX

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 **P+7%** 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 **George B. Collins** 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, doth by these presents grant, remise, 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 Exhibit "A" attached hereto and made a part hereof.

6929;3269

* Loan shall bear interest at the rate of Two Percent (2%) per annum in excess of the Bank's Prime Rate, said rate being the highest Prime Rate as published daily in the "Money Rates" section of THE WALL STREET JOURNAL, payable quarterly, which rate of interest shall increase or decrease in a total amount equal to the amount by which the Prime Rate increases or decreases from time to time.

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

TOGETHER with all improvements, tenements, estates, fixtures, and appurtenances thereto belonging, and all rents, leases 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 thereto 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 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.

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 here-
in 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 improvement 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 mechanics' or other liens or claims for monies 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 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, power service charges, telephone 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 be liable to, or 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 money 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

D E L I V E R Y
NAME Prepared by & Mail to:
R. Kent Windeguth
STREET Water Tower Bank
415 N. LaSalle
CITY Chicago, IL 60610
OR
INSTRUCTIONS

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

1144 Lake Street, Oak Park, IL

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EXHIBIT "A"

LEGAL DESCRIPTION:

PARCEL ONE: Lot 1 in Block 2 in Ruben Whaple's Subdivision of the South West Corner of the North West $\frac{1}{4}$ of Section 7, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

P.I.N. 16-07-119-012

PARCEL TWO: Lot 22 in Holley's Subdivision of Lots 2-12 inclusive in the Subdivision of Block 2 in Whaple's Subdivision in the South West Corner of the North West $\frac{1}{4}$ of Section 7, Township 13 North, Range 39 East of the Third Principal Meridian, in Cook County, Illinois.

P.I.N. 16-07-119-113

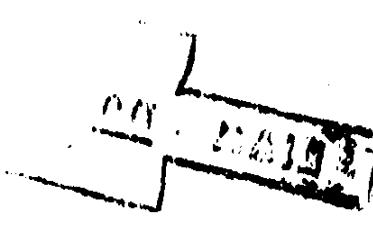
PARCEL THREE: The South 35 feet (except West 10 feet thereof) of Lot 13 in Holley's Subdivision of Lots 2 to 12 inclusive of Whaple's Subdivision in the South West Corner of the North West $\frac{1}{4}$ of Section 7, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

P.I.N. 16-07-119-023

: DEPT-01 RECORDING \$13.25
: T#2222 TRAN 2605 06/28/89 14:55:00
: #5929 * E *-89-295260
: COOK COUNTY RECORDER

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