

## **TRUST DEED**

**UNOFFICIAL COPY**

**DOUGLASS CO.** 4  
FILED FOR RECORD 89348148

1989 JUL 31 AM 10:47

89348148

**THE ABOVE SPACE FOR RECORDERS USE ONLY**

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 FORTY THOUSAND AND NO/100  
-- (\$40,000.00) -- Dollars,

made payable to BEARER

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 on the balance of principal remaining from time to time unpaid at the rate of ELEVEN per cent per annum in installments as follows: Four Hundred Fifty-Four and 64/100----- DOLLARS on the first day of September 1989, and \$454.64----- DOLLARS on the first 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 first day of August 1994, 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 ~~eleven percent~~ eleven (11%) percent per annum.

DOLLAARS  
DOLLAARS

for the sum of **28XXXXXX** and **00** DOLLAARS  
on the **XXXXXX day of **XXXXXX**** and continuing the **XXXXXX day of **XXXXXX**** with  
a final payment of the balance due on the **XXXXXX day of **XXXXXX****, less the principal on  
the principal balance from time to time outstanding on the date of final payment, at the  
rate for which the holder of the said principal (not amount) is provided that each of said installments of principal  
shall bear interest after maturity and all of said principal and interest  
being made payable at such place in **Oak Park, Illinois**, as the holder or holders of the note may from time  
to time in writing appoint, and in absence of such appointment, then at the office of  
in the Village of Oak Park, in the State of Illinois.

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, his heirs, executors and assigns, the following described Real Estate situate, lying and being in the COUNTY OF Cook AND STATE OF ILLINOIS, to wit:

LOT 47 IN FLICK'S SUBDIVISION OF THAT PART OF LOTS 4, 5, 8 AND 9 LYING EAST OF THE EAST LINE OF TRACT CONVEYED TO SANITARY DISTRICT OF CHICAGO BY DEED RECORDED NOVEMBER 11, 1903 AS DOCUMENT 3466716, IN BOOK 8533 PAGE 10 IN SUPERIOR COURT PARTITION OF THE NORTH 1/2 OF THE SOUTH EAST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. 13-13-405-038-0000

COMMONLY KNOWN AS: 2510 W. HUTCHINSON, CHICAGO, ILLINOIS 60648

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

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 centralized), and ventilation, including (without restating the foregoing) screens, window shades, storm doors and windows, floor coverings, indoor bats, 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-

**IT IS FURTHER UNDERTAKEN 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: (i) promptly repair, restore or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or be destroyed; (ii) 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; (iii) 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 note; (iv) complete within a reasonable time any building or buildings now or at any time in process of erection upon said premises; (v) comply with all requirements of law or municipal ordinances with respect to the premises and the use thereof; (vi) refrain from making material alterations in said premises except as required by law or municipal ordinance; (vii) 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; (viii) pay in full under protest, in the manner provided by statute, any tax or assessment which First Party may desire to contest; (ix) keep all buildings and improvements now or hereafter situated on said premises insured against loss or damage by fire, lightning or windstorms 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 composite satisfactory to the holders of the note, under insurance policies payable, in case of loss or damage, to Trustee for the benefit of the

NAME	Suburban Trust & Savings Bank 840 S. Oak Park Avenue
STREET	Oak Park, Illinois 60304
CITY	L
INSTRUCTIONS	

**LOCK BO**

No. 127 OR

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

2510 W. University

Chicago, Illinois 60618

Instrument was prepared by

[www.preapedia.com](#)  
Michael Lauer

**SUBURBAN TRUST & SAVINGS BANK**

**KWAN TRUST & SAVINGS**  
840 So. Oak Park Avenue

310 So. Oak Park Avenue  
Park, Illinois

60304

**NOTE:** If interest is payable *in addition* to stated instalments, strike out from \* to  
If stated instalments include interest, strike out from \* to †.

