UNOFFICIAL CO

This Indenture.

19 qu , between

BLVERLY TRUNK COMPANY, an Hitner's Corporation, not personally hull as Trustee under the provisions of a Diged in Deeds in trust daily recorded and deavered to said Trust Company in pursuance of a Trust Agreement

dated 1/22/90 and known as Frust Number

herein referred to as "First Party," and

Beverly Bank Matteson

an Illinois corporation herein referred to as IRUSTEY, witnesseth

THAT, WHEREAS First Party has concurrently berowith executed principal notes bearing even date herewith in the TOTAL PRINGHAL SUM OF Tweaty Nine Thousand One Bundred Two and 21/100

(29,102.21)-----

made payable to BEARER

and delivered, in and by

which mid Note the First Party from sex to par out of that portion of the trust estate subject to said

True to Agreement, and heremafter specifically described, the said principal sum in

installments as folio-k

Interest only payable monthly

CERRER

Pebruary 19 91 with interest

from disbursement date

on the principal bal-

ance from time to time unpaid at the rate of Eleven (117) per cent per annum payable monthly

, each of said install nears of principal beating interest after maturity at the rate of TIGHT percent per annum and all of said principal and interest being made payable at such banking

Sixteen Matteson house or trust company in

Illinois, as the holders of the note may, from time to time, in writing appeart, and in absence of such

appointment, then at the office of Beverly Bink Matteson

in said City.

NOW, THEREFORE, First Part, to secure the payment of the said principal sum of money and said interest in accordance with the terms, previsions and amitations of this trust deed, and also in consideration of the sum of One Poliar in hand paid, the recorp, whereof is bereby 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 HAINOIS, to wit

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UNIT "B" - 311 AS DELINEATED ON PLAT OF SURVEY OF CERTAIN FORTIONS OF LOT 1 IN HOMEWOOD LAKEWOOD, BEING A SUBDIVISION OF THAT PART OF THE NORTH 820.7/ YEET OF THE SOUTH 1240.50 FEET OF THE WEST 590.00 FEET OF THE EAST 885.90 FEET OF THE SOUTH PAST 1/4 OF SECTION 32. TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHERLY OF THE SOUTHERLY RIGHT OF WAY LINE OF THE ILLINOIS CENTRAL RAILROAD, AND LYING WEST OF THE WEST LINE OF HALSTED STREET SUBDIVISION, ALL IN COOK COUNTY, ILLINOIS, HEREAUTER REFERRED TO AS "PARCEL" WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "AA" TO DECLARATION OF CONDONINIUM OWNERSHIP MADE BY BEVERLY BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 9, 1971 AND KNOWN AS TRUST NUMBER 8-3046, WHICH SAID DECLARATION OF CONDOMINIUM OWNERS #1 WAS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS OCCUMENT 22332382, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCELS (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET STICKS AID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINGIS.

90104891 830 Elder RL

P.I.N. #29-32-406-043-1044

Homewoodill

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

TOGETHER with all improvements, tenements, casements, fixtures, and appurtenances thereto beharding, 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 exclude are piedged 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, fleer coverings, in a-door h-ds, 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.

Beverly Trust Company

بهما فالأراب والمراور المارات والمعاردة بوالتيرون

FECAL CORE and assigns, forever for the purposes, and upon the uses and trust herein set forth

IT IS FURTHER UNDERSTOOD AND AGREED THAT: Same to the state of

- 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 new or hereafter on the premises which may become damaged or be destroyed; (2) keep and premises in good condition and repair, without weate, and free from mechanics or other hens or claims for lien not expressly subcrdinated 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 note; (4) complete within a reliability time any building are buildings now or at any time in process of erection upon said premises; (5) comply with all requirements of law or municipal ordinates with respect to the premises and the use thereof; (6) referring from making material alterations in said premises occupit as required by law or municipal ordinance; (7) pay before any penalty attaches all general taxes, and his special taxes, special assessments, water charges, sewer service charges, and other charges against the premises when due, and upon written required. In furnish to Trustee or to holders of the note duplicate receipts therefor; (8) pay in full under problem, the histories or to holders of the note duplicate receipts therefor; (8) keep and the hiddings and improvements now or hereafter studied on said premises insured against loss or damage by fine, lightning or worder or make and one of the interference of the interference of the holders of the holders of the interference all policies includes and included to each policy, and to deliver all policies, including additional and renewal policies, to the benefit of the holders of the interference all policies, including additional and renewal policies, to the benefit of the respective dates of expiration; then Trustee or the holders of the next may built med dont. prior to the respective cours of expiration; then Truster or the holders of the note may, but need not, prior to the respective dates of expiration; then i ruster or the honors of the field may, but need not, make any payment or perform any act hereinbefore set forth in any form and manner deemed expedient, and may, but need not, make full or partial payments of principal or interest on prior commences, if any, and purchase, discharge, compromise or settle any tax hen or other prior hen or title or claim thereof, or redeem from any lax sale or forfeiture affecting said premises or contest any tax or assessment. All moneys paid for any of the purposes herein authorized and all expenses paid or incorred in connection therewith, including allo says fees, and any other moneys advanced by Trustee or the holders of the note to protect the north good premises and the hen hereof, plus reasonable compensation to Trustee for each matter respectively which action herein authorized may be taken, shall be so much solders of the late for each matter concercing which action herein authorized may be taken, shall be so much additional indebtedness secured become shall become immediately due and payable without notice and with interest thereon at the rate of sever per cent per annum, inaction of Trustee or helders of the note shall never be considered as a waiver of any right accruing to them on account of any of the provisions of this paragraph.
- 2. The Trustee or the holders of the note neighty secured making any payment heighty authorized relating to taxes or assessments, may do so according to any ball, statement or estimate produced from the appropriate public office without inquiry that the according to such oil, statement or estimate or into the validity of any tax, assessment, sale, forfaired, tax and a table is labely there.
- assigns, all unpaid indebtedies secured by this trust deed shall, notwithstanding anything in the note or in this trust deed to the contrary, become due and payable (2) immediately in the case of default in making payment of any instalment of principal or interest on the tote, or (b) in the event of the failure of First Party or its successors or assigns to do any of the things specifically set forth in paragraph one hereof and such default shall continue for three days, said opens to be exercised at any type ofter the expiration of said three day period.
- 4. When the indebtedness hereby secured shall become due that it is acceleration if of terwise, holders of the note or Trustee shall have the right to foreclose the limitarity of the angust to foreclose the lien hereof, there shall be allowed and included as additional intelligency in the decree for sale all expenditures and expenses which may be paid or incurred by or on block or "Proceed or helders of the ground region of the first of the process of the first of the contract region of stemperatures fees, appraiser's fees, outlays for decomentary independent after entry of the decree) of procuring all such abstracts of title, the sections and some of the process of the decree of procuring all such abstracts of title, the sections and acceptable or holders of the rice may deem to be reasonably necessary either to proceed a position of the decree of the value of the promises. All expenditures and expenses of the nature in this paragraph mention of shall and shall to bidders at any sale which may be had pursuant to such decree the true and tion of the tree or the value of the premises. All expenditures and expenses of the nature in this paragraph mentioned shall become so much additional indebtedness secured hereby and immediately on and payable, with interest thereon at the rate of seven per cent per annum, when paid or interest it Trustee or hadder of the note in connection with (a) any proceeding, including probate and brokenity proceedings to which either of them shall be a party, either as plaintiff, claimant or defendant, by reason of this trust deed or any indebtedness hereby secured; or (b) spreparations for the commencement of any suit for the foreclosure hereof after accrual of their right to foreclose whether or not actually commenced; or (c) preparations for the defense of any labelinged, suit or proceeding which might affect the premises or the security hereof, whether or not actually commenced.
- 5. The proceeds of any foreclosure solo of the protocos shall be instructed and applied in the following order of priority: First, on account of all costs and expenses included to the following proceedings, including all such items as are mentioned in the preceiving paragraph hereof; second all other items which under the terms hereof constitute secured indebtedness additional to that evidenced by the note, with interest thereof as herein provided; third, all principal and interest remaining unpaid on the note; fourth, any overplus to First Party, its legal representatives or assigns, as their rights may appear.
- 6. Upon, or at any time after the filing of a bill to foreclose this trust deed, the court in which such bill is filed may appoint a receiver of said premises. Such appointment may be made either before or after sale, without notice, williest regard to the solvency or insolvency at the time of application

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Tail' for the payment of the indebtedness secured for such tweever, of the per-berthy, and wethout a pare to pred as a homeoteau of tel-receiver staff has a peace to whether the same shall be then occurring the appended as such receiver. Such the distribution from the during the pendency that the pendency that is a such statutory period of of a children is a children than he was a then so not as well as a children from promises during the pendency redemption whether there is an attenual as well as a change he full statutory period of redemption whether there is a children in the state of the pendence of the protection is a children in the children in the children in the formal as a children in the whole of said period to the from the children is a children in the state of said period to the from the children is a children in the said period to the from the children in the children in the said period to the from the children in the children in the said period to the from the children in the said period to the from the children in the said to the said period or any tax, special as a local transfer of the children in the sign bereaf or of said and depotents.

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and the standard of the Reporter or Registrar gation in the of the resignation, mability forces on good the promises are situated computer shall have the identical title, powers of Trusted to the second of Titles in the second of the second of the second and authority at any lease of a County or some said shad by entitled to reasonable compensation for all acts performed heromoter

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IN WILNESS WILLREGE BY VERY STORES STORESMEAN A compete coulty for as Trustee as aforesaid. has carried once present to the control of No. 19. The province its corporate scales by hereufto affixed and arrested by its Assistant from the control of the arrested by its Assistant from the control of the control

BEVERLY TRUST COMPANY

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STATE OF ILLINOIS

COUNTY OF CHURK WILL

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n Notary Pub	lic, in and for said County Alvne Polikoff	, in the State afore	said, DO HEREBY (CERTIFY
Asst	; Vice President of BEV	PERLY TRUST C	OMPANY, and	
	Vera J. Stoll		Assistant Ir	usi Officei
names are su Frust Officer they signed as free and volumes forth: As	Company, who are persons beeribed to the foregoing respectively, appeared be no delivered the said instructury act of said Co., as Truck the said. Assistant Truck as custodian of the	instrument as such fore me this day in ment as their own: istee as aforesaid, f ust. Officer then	h Vice President, and person and acknowl free and voluntary ac or the uses and purpo and there acknowle	d Assistant ledged that tand as the ses therein edged that
the corporate	seufofsaid Trust Company act and as the free and verthe uses and purposes the	lý to s aid instrume pluntary act of said	nt asd Trust Company, as	own free
GIVEN	ander my hand and notaria	al seal, this		
day of	February		A.D. 19 20	T
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Q _A		17	Yorary Public	
	PORTAL BIAL " JACK Bulls of Blooks And Bulls of R. 1991		•	
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The Installment Note mentioned for twithin frust Deed has been identified betwith under Identification No.

BEVELRY TRUST COMPANY

TRUST DEED

Property Address:

Trustee

935 W: 175th Street Homewood, 1L 60430 named herein before the Trus Ored is filed for record.

Deed should be identified by the Triuman

Boroly Trust Company

AN HELINOIS CORPORATION