

TRUST DEED

UNOFFICIAL COPY 90370473

HERITAGE GLENWOOD BANK
18301 S HALSTED STREET
GLENWOOD, IL 60425



THE ABOVE SPACE FOR RECORDERS USE ONLY

90370473

THIS INDENTURE, made June 29 19 90 between Temple B'Nai Yehuda, a Not-for-Profit Corporation of Illinois

HERITAGE GLENWOOD BANK

an Illinois corporation doing business in Glenwood, Illinois

herein referred to as Trustee, witnesseth:

THAT, WHEREAS the Mortgagors are justly indebted to the legal holder or holders of the Installment Note hereinafter described, said legal holder or holders being herein referred to as Holders of this Note, in principal sum of \$170,000.00

ONE HUNDRED SEVENTY THOUSAND AND NO/100 Dollars, evidenced by one certain Installment Note of the Mortgagors of even date herewith, made payable to

HERITAGE GLENWOOD BANK

and delivered, in and by which said Note the Mortgagors promise to pay the said principal sum and interest on the balance of principal remaining from time to time unpaid at the rate of ... annual interest ...

Heritage Glenwood Bank base rate plus 1.25% fixed for one year and adjusted each year thereafter on the anniversary date. ONE THOUSAND NINE HUNDRED EIGHTY-EIGHT AND 61/100 (\$1,988.61)

Dollars on the 25th day of July 19 90 and ONE THOUSAND NINE HUNDRED EIGHTY-EIGHT AND 61/100 (\$1,988.61) Dollars on the 25th day of each month thereafter until said note is fully paid except the final payment of principal and interest, if not sooner paid, shall be due on the 25th day of June 19 93.

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 ... per cent per annum, and all of said principal and interest being made payable at such banking house or trust company in

Glenwood 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 Heritage Glenwood Bank in said City.

\* 5% above the rate in effect before maturity

NOW, THEREFORE, the Mortgagors to secure payment of the said principal sum of money and said interest in accordance with the terms, provisions and limitations of this trust deed, and the performance of the covenants and agreements herein contained, by the Mortgagors to be performed, and also in consideration of the sum of One Dollar in hand paid, the receipt whereof is hereby acknowledged, do by these presents GRANT and WARRANT unto the Trustee, its successors and assigns, the following described Real Estate and all their estate, right, title and interest therein, situate, lying and being in the COUNTY OF COOK AND STATE OF ILLINOIS:

LOT 1 IN TEMPLE B'NAI YEHUDA SUBDIVISION UNIT NUMBER 3, BEING A RESURDIVISION OF TEMPLE B'NAI YEHUDA SUBDIVISION AS RECORDED JULY 23, 1970, AS DOCUMENT NUMBER 21817409 AND TEMPLE B'NAI YEHUDA SUBDIVISION UNIT NUMBER 2, AS RECORDED AUGUST 22, 1972, AS DOCUMENT NO. 22024029, AND THE SOUTH 240 FEET OF THE WEST 61.10 FEET OF LOT 9, IN BLOCK 1, IN ROBERTSON AND YOUNG'S THIRD ADDITION TO HOMEROOD, IN SECTION 32, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.L.N. 89-32-310-161 90370473

This instrument prepared by: Heritage Glenwood Bank/Janet Barnes 90370473

which with the property hereinafter described, is referred to herein as the "premises" 1424 W. 103rd Street, Homewood, Ill. 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 Mortgagors 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, radiators, saunas, stoves and water heaters. All the foregoing are delivered 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 the mortgagors or their 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 terms herein set forth, free from all rights and benefits under and by virtue of the Homestead Exemption Laws of the State of Illinois, which said rights and benefits the Mortgagors do hereby expressly release and waive.

This Trust Deed consists of two pages, the conditions and provisions appearing on this page and on page two (the reverse side hereof) are incorporated herein by reference and are a part hereof and shall be binding on the Mortgagors, their heirs, successors and assigns.

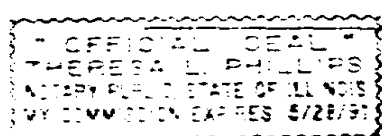
WITNESS the hand, S and seal, S of Mortgagors the day and year first above written.

Oliver Kemins, President (SEAL) Stuart G. Polinsky, Treasurer (SEAL)

STATE OF ILLINOIS, County of Cook ss the undersigned

A Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY that Oliver Kemins, and Stuart G. Polinsky, who are personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and Notary Seal this 21st day of June, A.D. 1990. \*President. \*\*Treasurer, Temple B'Nai Yehuda, a Not-for-Profit Corp. of Ill.



Theresa L. Phillips Notary Public

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1. Mortgagors shall (1) promptly repair, restore or rebuild any building or improvements now or hereafter on the premises which may become damaged or be destroyed. (2) keep the premises in good repair and repair, without cost to the mortgagors, any plumbing or other leaks or claims for loss not expressly subordinated to the mortgage... (3) comply with all requirements of law or municipal ordinances with respect to the premises and the use thereof; (6) make no material alterations in said premises except as required by law or municipal ordinance.

DUPLICATE

IMPORTANT FOR THE PROTECTION OF BOTH THE BORROWER AND LENDER, THIS NOTE SECURED BY THIS TRUST DEED SHOULD BE IDENTIFIED BY THE TRUSTEE NAMED HEREIN BEFORE THIS TRUST DEED IS FILED FOR RECORD.

The Installment Note mentioned in the within Trust Deed has been identified herewith under identification No. 29-90-06 by [Signature] ST. [Signature] Vice President

NAME JANET BARNES STREET HERITAGE GLENWOOD BANK 18301 S HALSTED STREET CITY GLENWOOD, IL 60425 INSTRUCTIONS OR

FOR RECORDERS INDEX PURPOSES INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE 1424 W. 183rd St. Homewood, IL 60430

RECORDER'S OFFICE BOX NUMBER 413