



TRUST DEED

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THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE made March 5 1991 between BINKER, INC.

a corporation organized under the laws of Illinois, herein referred to as "Mortgagor," and CHICAGO TITLE AND TRUST COMPANY, an Illinois corporation doing business in Chicago, Illinois, herein referred to as TRUSTEE, witnesseth THAT, WHEREAS the Mortgagor is justly indebted to the legal holder or holders of the Note hereinafter described, said legal holder or holders being herein referred to as Holders of the Note, in the principal sum of Fifty Thousand (\$50,000.00)

Dollars, evidenced by one certain Note of the Mortgagor of even date herewith, made payable to THE ORDER OF BEARER

and delivered, in and by which said Note the Mortgagor promises to pay the said principal sum and interest from March 5, 1991 on the balance of principal remaining from time to time unpaid at the rate of 12 per cent per annum in upon demand

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 unless paid when due shall bear interest at the rate of 14 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 Robert A. Armstrong, Jr., 1605 Colonial Parkway, Suite 2B, Inverness, Illinois 60067 in said City.

NOW, THEREFORE, the Mortgagor 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 the performance of the covenants and agreements herein contained, by the Mortgagor to be performed, and also in consideration of the sum of One Dollar in hand paid, the receipt whereof is hereby acknowledged, does by these presents CONVEY and WARRANT unto the Trustee, its successors and assigns, the following described Real Estate and all of its estate, right, title and interest therein, situate, lying and being in the City of Chicago, COUNTY OF Cook AND STATE OF ILLINOIS,

to wit Lots 16, 17, 18 and 19 in Block 76 in The North West Land Association Subdivision of the West 1/2 of Blocks 22 and 27 and all of Blocks 23, 24 and 26 in Jackson Subdivision of The South East 1/4 of Section 11, Township 40 North, Range 13 East of the Third Principal Meridian, with Blocks 1 and 8 and Block 2 (except the East 1 Acre thereof) in Clark's Subdivision of the North West 1/4 of the North East 1/4 of Section 14, Township 40 North, Range 13 East of the Third Principal Meridian, In Cook County, Illinois.

Property address: 4900 W. St. Louis, Chicago, Illinois. Permanent Index Number: 13-11-417-031-0000

DEF-01 RECORDINGS 12/05/91 10:55:00 \$13.50 1-639-193 COOK COUNTY RECORDER

which, with the property hereinafter described, is referred to herein as the "premises" TOGETHER with all improvements, easements, covenants, fixtures and appurtenances thereto, together with all rents, issues and profits thereof for so long and during all such times as Mortgage 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 thereon 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, 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 the mortgagor 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.

This trust deed consists of two pages. The covenants, conditions and provisions appearing on page 2 (the reverse side of this trust deed) are incorporated herein by reference and are a part hereof and shall be binding on the Mortgagor, its successors and assigns.

In Witness Whereof said mortgagor has caused its corporate seal to be hereunto affixed and these presents to be signed by its President and attested by its Secretary on the day and year first above written, pursuant to authority given by resolutions duly passed by the

Board of Directors of said corporation. Said resolutions further provide that the note hereinafter described may be executed on behalf of said corporation by its

President Binker, Inc. [Signature] President [Signature] Secretary [Signature]

STATE OF ILLINOIS, County of Cook Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT

Richard Sasak [Signature] President of the Binker, Inc. and Thomas Rubidoux [Signature] Secretary

of said Company, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Assistant Vice President and Assistant Secretary, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Company, for the uses and purposes therein set forth, and the said Assistant Secretary then and there acknowledged that said Assistant Secretary executed the same in the name of said Company, did affix the corporate seal of said Company to said instrument as said Assistant Secretary's own and voluntary act, and as the free and voluntary act of said Company, for the uses and purposes therein set forth.

GIVEN under my hand and Notary Seal this 5th day of March 1991

OFFICIAL SEAL ROBERT A. ARMSTRONG, JR. NOTARY PUBLIC STATE OF ILLINOIS MY COMMISSION EXP. NOV. 19, 1991

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