



TRUST DEED UNOFFICIAL COPY

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THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made January 31, 1991, between Sunshine Produce, 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 Principal Promissory Note hereinafter described, said legal holder or holders being herein referred to as Holders Of The Note in the Principal Sum of Twenty Six Thousand and no/100 (\$26,000.00)

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

and delivered, in and by which said Principal Note the Mortgagor promises to pay the said principal sum on March 1, 1991 with interest thereon from until maturity at the rate of ~~one~~ ~~percentum~~ ~~per~~ ~~annum~~, payable ~~semiannually~~ on the ~~day~~ of ~~and~~ of ~~in~~ ~~each~~ ~~year~~; all of said principal and interest bearing interest after maturity at the rate of 12 percent 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 Dimitrios or Antonios Gountanis C/O Robert & Allen's Regency Inn 5319 W. Diversey, in said City, Chicago, Cook County, Illinois.

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 2 and 3 in the Westerly 1/2 of Block 11 in McReynolds Subdivision of a part of the East 1/2 of the Northeast 1/4 of Section 6, Township 39 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois.

Commonly known as 1393-95 North Milwaukee Avenue, Chicago, Cook County, Illinois. (P.I.N. #: 17-06-219-027)

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COOK COUNTY RECORDER

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

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 Mortgagor may be entitled thereto (which are pledged primarily 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, 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 heretofore 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 Assistant Vice President and attested by its Assistant Secretary on the day and year first above written, pursuant to authority given by resolutions duly passed by the shareholders and Board of Directors of said corporation.

Said resolutions further provide that the principal note herein described may be executed on behalf of said corporation by its Assistant Vice President and Assistant Secretary. Sunshine Produce, Inc.

Panagiotis Giannoulis
Panagiotis Giannoulis, President

BY *Panagiotis Giannoulis* Assistant Vice President
Panagiotis Giannoulis
ATTEST: _____ ASSISTANT SECRETARY

Corporate Seal

STATE OF ILLINOIS, }
County of Cook } ss. I, Tasia Phillos
a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT
PANAGIOTIS GIANNOULIS Assistant Vice President of the SUNSHINE PRODUCE INC.
and _____ Assistant 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, as custodian of the corporate seal of said Company, did affix the corporate seal of said Company to said instrument as said Assistant Secretary's own free 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 Notarial Seal this 31 day of January, A.D. 1991.

OFFICIAL SEAL
TASIA PHILLOS
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXPIRES 4/8/91

Notarial Seal

NOTARY PUBLIC

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