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COOK COUNTY, ILLINOIS
FILED FOR RECORD

1992 JUL -6 AM 11: 28

92486297

TRUST DEED

THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE, Made June 26, 19 92, between Colonial Bank and Trust Company of Chicago, an Illinois Banking Corporation, not personally but as Trustee under the provisions of a Deed or Deeds in trust duly recorded and delivered to said Company in pursuance of a Trust Agreement dated 2/5/92 and known as trust number 1993, herein referred to as "First Party," and

Colonial Bank

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 Two Hundred Fifty Thousand and 00/100-----Dollars (\$250,000.00)

made payable to BEARER

and delivered, 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 from date of disbursement on the balance of principal remaining from time to time unpaid

as described in the Instalment Note with a final payment if not sooner paid due in full on July 1, 1993.

5500
55g

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, its successors and assigns, the following described Real Estate situated, lying and being in the COUNTY OF AND STATE OF ILLINOIS, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

92486297

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 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 controlled), and ventilation, including (without restricting the foregoing), screens, window shades, storm doors and windows, floor coverings, major beds, furnings, 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 herein set forth. IT IS FURTHER UNDERSTOOD 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: (1) promptly repair, restore or rebuild any buildings or improvement now or hereafter on the premises which may become damaged or be destroyed; (2) 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; (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 notes; (4) complete within a reasonable time any building or buildings now or at any time in process of erection upon the premises; (5) to comply with all requirements of law or municipal ordinances with respect to the premises and the use thereof; (6) refrain from making material alterations in said premises except as required by law or municipal ordinance; (7) 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; (8) pay in full under protest, in the manner provided by statute any tax or assessment which First Party may desire to contest; (9) keep all buildings and improvements now or hereafter situated on said premises insured against loss or damage by fire, lightning or windstorm under policies providing for payment by the insurance companies of moneys sufficient either to pay the cost of replacing or repairing the same or to pay in full the indebtedness secured hereby, all in companies satisfactory to the holders of the note, under insurance policies payable, in case of loss or damage, to Trustee for the benefit of the holders of the note, such right to be evidenced by the standard mortgage clause to be attached to each policy, and to deliver all policies, including additional and renewal policies, to

73-74-027
12-1109

DELIVERY

NAME COLONIAL BANK
STREET 5850 W. Belmont
CITY Chicago, Illinois 60634

INSTRUCTIONS OR
RECORDER'S OFFICE BOX NUMBER 333

FOR RECORDERS INDEX PURPOSES INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE
1325, 27, 29, 38, 45, 47, 1453, 55 N. Bell
Chicago, Illinois

This instrument prepared by:
Sonia Vale/Colonial Bank
5850 W. Belmont, Chicago, IL 60634
(Address)

UNOFFICIAL COPY 9

LEGAL DESCRIPTION

Parcel 1:

Lots 34, 35 and 36 in Subdivision of Block 9 in Watson, Tower and Davis Subdivision of the West 1/2 of the Northwest 1/4 of Section 6, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

P.I.N.: Lot 34 - 17-06-117-015
Commonly known as: 1325 N. Bell, Chicago, IL.

P.I.N.: Lot 35 - 17-06-117-014
Commonly known as: 1327 N. Bell, Chicago, IL.

P.I.N.: Lot 36 - 17-06-117-013
Commonly known as: 1329 N. Bell, Chicago, IL.

Parcel 2:

Lot 42 in the Subdivision of Block 9 in the Watson, Tower and Davis Subdivision of the West 1/2 of the Northwest 1/4 of Section 6, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

P.I.N.: 17-06-117-007
Commonly known as: 1345 N. Bell, Chicago, IL.

Parcel 3:

Lot 9 in Hubbard's Subdivision of Block 10 in Watson, Tower and Davis Subdivision of the West 1/2 of the Northwest 1/4 of Section 6, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

P.I.N.: 17-06-116-032
Commonly known as: 1338 N. Bell, Chicago, IL.

Parcel 4:

Lot 6 in Block 8 in Watson Tower and Davis Subdivision of the West 1/2 of the Northwest 1/4 of Section 6, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

P.I.N.: 17-06-111-003
Commonly known as: 1453 N. Bell, Chicago, IL.

Parcel 5:

Lot 3 in Block 8 in Watson Tower and Davis Subdivision of the West 1/2 of the Northwest 1/4 in Section 6, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

P.I.N.: 17-06-111-002
Commonly known as: 1455 N. Bell, Chicago, IL.

Parcel 6:

Lot 43 in Block 9 in Watson Tower and Davis Subdivision of the West 1/2 of the Northwest 1/4 of Section 6, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

P.I.N.: 17-06-117-006
Commonly known as: 1347 N. Bell, Chicago, IL.

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RIDER ATTACHED TO TRUST DEED DATED JUNE 26, 1992 SECURING AN INSTALLMENT NOTE IN THE AMOUNT OF \$250,000.00 TO COLONIAL BANK, HOLDER OF THE NOTE

1. The amount due hereunder may be accelerated at the option of the Trustee or Holder of the Note if the premises specifically described in this Trust Deed are assigned, sold or transferred in any manner, including but not limited to deed, assignment, bill of sale or Articles of Agreement, without prior written acknowledgement of the Holder of the Note.

2. The amount due hereunder may be accelerated at the option of the Holder of the Note secured hereby if there is filed by or against First Party, Beneficiaries of the aforesaid trust, or Guarantors, or any affiliate or subsidiary of any such First Party, Beneficiaries, or any Guarantors a petition in bankruptcy or insolvency or for reorganization or for the benefit of creditors unless within thirty (30) days after such occurrence, the proceeding is dismissed.

3. Without the Holder of the Note's written consent thereto, neither the First Party nor the Beneficiaries of the aforesaid trust, nor the Guarantors hereof may pledge as collateral security for any other loans obtained by either of them any of the collateral described therein.

4. The First Party hereby waives any and all rights of redemption to the real estate described herein upon a foreclosure of the Trust Deed.

5. The First Party hereby agrees to provide or cause to be provided to Lender, upon Lender's reasonable request, current personal financial statements on Trustee's form and the U.S. individual income tax returns of all Guarantors of the Note secured hereby and the compiled financial statements relative to the real estate described herein prepared by an independent certified public accountant and certified by the Guarantors to be complete and correct and the U.S. income tax returns and any and all related business statements Trustee may require.

6. The amount due hereunder may be accelerated at the option of the Trustee or Holder of the Note if the premises specifically described in this Trust Deed or any portion thereof is abandoned, vacated or left unattended by the First Party or the Guarantors thereof.

7. The First Party, each Guarantor hereof and each Beneficiary of First Party shall provide the Holder of the Note secured hereby, within 5 days of the receipt thereof, with all information on any incident which may cause a material adverse change in the financial condition of First Party, any such Guarantor or Beneficiary or any affiliate or subsidiary of any such First Party, Guarantor, or Beneficiaires. Information used herein shall include, but not be limited to changes in financial condition, claims, lawsuits, bankruptcies, tax assessments and/or death.

Colonial Bank, as Trustee under Trust Agreement dated February 5, 1992 and known as Trust No. 1993

BY: Lorraine Nagle TO
Lorraine Nagle, Trust Officer

ATTEST: Maureen L. Prochenski
Maureen L. Prochenski, Asst. Secretary

THIS INSTRUMENT is executed by COLONIAL BANK, not personally, but solely as Trustee as aforesaid. All covenants and conditions to be performed hereunder by COLONIAL BANK are undertaken by it solely as Trustee as aforesaid, and not individually, and no personal liability shall be asserted or be enforceable against COLONIAL BANK by reason of any of the covenants, statements, representations or warranties contained in this instrument.

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ADAMS COUNTY

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