Form TD 312 TRUST DEED

73-94-953WA

THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE, Made	Sept.	15				ago Trust C	
Illinois,*an Illinois Corporation, not pe							a trust duly
recorded and delivered to said Trustee i	n pursuance o	of a Trust	Agreement o	dated	10/01/90	and kno	own as trust
number 25-10992 , herein refert	ed to as "Firs	t Party," a	and First (Chicago	Trust	Company	of Illinois

an Illinois corporation 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 ONE HUNDRED FIFTY THOUSAND AND NO/100--(\$1,150,000.00)-----Dollars, THE FIRST NATIONAL BANK OF CHICAGO made payable to FIRST CHICAGO BANK OF RAVENSWOOD and delivered, in 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 payable monthly on the balance of principal remaining from time to time unpaid at the rate of per cent per annum as follows:

ONE MILLION ONE HUDNRED FIFTY THOUSAND AND NO/100----(\$1,150,000.00)--- Dollars PAYABLE ON DEMAND PLUS ACCRUED INTEREST

All such payments on account of the indebtedness evidenced by said note to be first applied to interest on the impaid principal balance and the remain er to principal; provided that the principal of each instalment unless paid when due shall bear interest at the rate of . We been the per annum, and all of said principal and interest being made payable at such banking house or trust compan, 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 this chicago that of the national in said City,

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 ilmitations of this trust deed, and also in consideration of the sum or no Dollar in hand paid, the receipt whereof is hereby acknowledged, does by these presents, grant, emise, release, alien and convey unto the Trustee. Its su cessers and assigns, the following described Real Estate situate, lying and being in the COUNTY OF COOK AND STATE O. U.LINOIS, to wit:

Lots 12 and 13 in Assessor's division of Lots 16 and 23, inclusive, in Bronson's Addition to Chicago in the Northeast 1/4 of Section 4, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Tax I.D. #17-04-223-013-0000

COOK COUNTY, ILL MOIS FILED FOR RECORD 1992 NOV 12 AM 10: 35 G2841376

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

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TOGETHER with all Improvements, tenements, essements, fixtures, and appurtenances, thereto belonging, and all rents, issues at a first hereof 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 part with said real estate and not secondarily), and all apparatus, equipment or articles now or hereafter therein or thereon used to supply heat, gas, alreaditioning, var r. light, power, refigeration. (whether single units or centrally controlled), and ventilation, including (without restricting the foregoing), screens, window shades, store, loors and windows, floor coverings, inador 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 Pirst Party or its successors or are real assistance on the reflection 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 an itrusta 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, nostore or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or 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 b

D E	NAME	THE FIRST NATION			FOR RECORDERS INDEX PURPOSES INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE
Ĺ	STREET	1825 WEST LAWRENC	E AVE.		1260 N. Dearborn
ν Ε	CITY	CHICAGO, ILLINOIS 6	0640		Chicago, IL 60610
R Y	INSTRUC	rions O	R		
		RECORDER'S OFFICE BOX NUMBER 55			nt was prepared by Elizabeth Adamopoulos

This instrument was prepared by Eliz

(FCC/Langer)

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to expire, to deliver renewal policies not less than ten days prior to the respective date of expiration; then Trustee or the holders of the note may, but need not, make any payment or perform any act hereinhelder set forth in any form and memore determed Expiration or their prior lene or title or claim thereof, or redeem from my tax aster or foreign the control of the prior of the prior prior lene or title or claim thereof, or redeem from my tax aster or foreign the prior than the prior lene or title or claim thereof, or redeem from my tax aster or foreign the prior than the prior th

The Mortgagor hereby waives any an I all rights of redemption from sale under any order or decree of foreclosure of this Trust Deed on its own behalf and on behalf of each and every person, except decree or judgment creditors of the mortgagor, acquiring any interest in or title to the premises subsequent to the date of this Trust Deed.

Thy C/c THIS TRUST DEED is executed by First Chicago Trust Company of Illinois not personally but as Trust or a aforesaid in the exercise of the power and authority conferred upon and vested in it as such Trustee (and said First Chicago Trust Company of Illinois he cly warrants that it possesses full power and authority to execute this instrument), and it is expressly understood and agreed that nothing herein or in said. I are contained shall be construed as creating any liability on said First Party or on said First Chicago Trust Company of Illinois personally to pay the said no. e.o... in interest that may accrue thereon, or any indebtedness accruing hereinafter, or to perform any covenant either express or implied herein contained. If such liability, if any, being expressly waived by Trustee and by every person now or hereafter claiming any right or security hereunder, and that so far as ".e. Firm Party and its successors and said First Chicago Trust Company of Illinois personally are concerned, the legal holder or holders of said note and the ow (er or owners of any indebtedness accruing hereunder shall look solely to the premises hereby conveyed for the payment thereof, by the enforcement of the lien bereby created, in the manner herein and in said note provided or by action to enforce the personal liability of the guaranter, if any.

IN WITNESS WHEREOF, First Chicago Trust Company of Illinois, not personally but as Trustee as aloresaid, has caused, the epresents to be signed by its Vice President and its corporate seal to be hereunto affixed and attested by its Trust Officer this day and year first above written.

First Chicago Trust Company of Illinois, As Typistee as aforesaid and not personally. Se VICE-PRESIDENT TRUST OFFICER

a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY, that MARTIN S. EDWARDS 1. the undersigned

Vice-President of First Chicago Trust Company of Illinois and MARIO V., GOTANCO Vice-President of First Chicago Trust Company of Illinois and MARLO V. GOTARCO
Trust Officer of said Trust Company who are personally known to me to be the same persons whose names are
subscribed to the foregoing as such Vice-President and Trust Officer, 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 Trust Company, as Trustee as aforesaid, for the uses and purposes therein set
such the said Trust Officer then and there acknowledged that said Trust Officer, as custodian of the corporate
said of said Trust Company did affix the seal of said Trust Company to said instrument as said Trust Officer's own free
and voluntary act and as the free and voluntary act of said Trust Company, as Trustee as aforesaid, for the uses and
furposes therein set forth.

Given under my hand and Notarial Seal this.

day of Academy Academy Academy

Given under my hand and Notarial Seal this.

OFFICIAL SEAL SILVIA MEDINA OTARY PUBLIC, STATE OF ILLINOIS Commission Expires 05/07/94

STATE OF ALLINOIS | SS.

COUNTY OF COOK

IMPORTANT

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

The Instalment Note mentioned in Or Dell Trust Deed has been identified

herewith under Identification No .. First Chicago Trust Company of Illinois

Assistant Secretary