

UNOFFICIAL COPY

TRUST DEED

92911248

77-383



CTRC 11

THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE made August 31st, 1992 between MIDWEST BANK & TRUST COMPANY, as Trustee U/T/A dated 4/2/92 Trust Number 926289

a corporation organized under the laws of Illinois, hereim referred to as "Mortgagor," and CHICAGO FIDEL AND TRUST COMPANY, an Illinois corporation doing business in Chicago, Illinois, hereim referred to as TRUSTEE, witnesseth.

THAT, WHEREAS the Mortgagor is justly indebted to the legal holder or holders of the Instalment Note hereinafter described, said legal holder or holders being herein referred to as Holders of the Note, in the principal sum of FIFTY SIX THOUSAND (\$56,000.00) and No/100----- Dollars, evidenced by one certain instalment 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 Sept. 1, 1992 on the balance of principal remaining from time to time unpaid at the rate of nine (9) per cent per annum in instalments (including principal and interest) as follows: \$450.59

Dollars or more on the 1st day of October 1992 and \$450.59 Dollars or more on the 1st day of each month thereafter until said note is fully paid except that the final payment of principal and interest, if not sooner paid, shall be due on the 30th day of Sept. 1997. 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 instalment unless paid when due shall bear interest at the rate of 11% 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 RONALD M. SERPICO, Attorney at Law 1807 Broadway, Melrose Park, IL 60160 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, 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 Village of Melrose Park COUNTY OF Cook AND STATE OF ILLINOIS, to wit:

THE SOUTH 0.80 FEET OF LOT 1, ALL OF LOT 2 AND LOT 3 (EXCEPT THE SOUTH 13.60 FEET THEREOF) IN BLOCK 77 IN MELROSE, BEING A SUBDIVISION OF LOTS 3, 4 AND 5 IN THE SUBDIVISION OF THE SOUTH 1/2 OF SECTION 3 AND ALL OF SECTION 10, LYING NORTH OF THE CHICAGO AND NORTHWESTERN RAILROAD (GALENA DIVISION) IN TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

C/K/A 1417 NORTH 16TH AVENUE, MELROSE PARK, IL 60160 TAX I.D. # 15-03-401-018

which, with the property hereinafter described, is referred to herein as the "premises." TOGETHER with all improvements, attachments, fixtures, appurtenances, thereunto 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 and of a party with said real estate and not secondarily, and all apparatus, equipment or articles now or hereafter attached thereto or thereon used to supply heat, 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, under beds, swimming, 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 and 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.

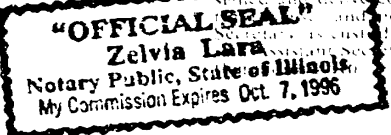
In Witness Whereof, said mortgagor has caused its corporate seal to be hereunto affixed and these presents to be signed by its Assistant Vice President and attested by its Assistant Secretary on the day and year first above written, pursuant to authority given by resolutions duly passed by the Board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

Said resolutions further provide that the note herein described may be executed on behalf of said corporation by its Midwest Bank & Trust Company, Trustee U/T/A 92-6289 BY *[Signature]* Assistant Vice President ATTEST *[Signature]* Asst. Trust Officer ASSISTANT SECRETARY

STATE OF ILLINOIS County of Cook, I, Zelvia Lara Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Michele Milewski Assistant Vice President of the Midwest Bank & Trust co.

Angela McClain xxx Asst. Trust Officer Assistant Secretary

I, Notary Public, do hereby certify that I am personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Assistant and Assistant Secretary, respectively, appeared before me this day in person and acknowledged that they executed the said instrument as their own free and voluntary act and as the free and voluntary act of said Company, and for the purposes therein set forth, and the said Assistant Secretary then and there acknowledged that said Assistant Secretary is justly entitled to the corporate seal of said Company, did affix the corporate seal of said Company to said instrument as their own free and voluntary act and as the free and voluntary act of said Company, for the uses and purposes



GIVEN under my hand and Notary Seal this 7th day of November 1992 *[Signature]* NOTARY PUBLIC

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THIS RIDER IS ATTACHED TO AND MADE PART OF
CERTAIN TRUST DEED, DATED 8/31/92
EXECUTED BY MIDWEST BANK AND TRUST COMPANY
U/T/A # 92-6289

772303

This Trust Deed is executed by Midwest Bank and Trust Company not personally but as Trustee as aforesaid, in the exercise of the power and authority conferred upon and vested in it as such Trustee, and it is expressly understood and agreed by the trust deed herein and by every person now or hereafter claiming any right or security hereunder that nothing contained herein or in the note secured by this trust deed shall be construed as creating any liability on Midwest Bank and Trust Company or on any of the beneficiaries under said trust agreement personally to pay said note or any interest that may accrue thereon, or any indebtedness accruing hereunder or to perform any covenants either express or implied herein contained, all such liability, if any, being expressly waived, and that any recovery on this trust deed and the note secured hereby shall be solely against and out of the property hereby conveyed by enforcement of the provisions hereof and of said note, but this waiver shall in no way affect the personal liability of any co-signer, endorser or guarantor of said note.

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