

TRUST DEED

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DEPT-01 RECORDING \$24.00
T#8888 TRAM 3142 06/17/93 11:23:00
#8729 # *--93-462688
COOK COUNTY RECORDER

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THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE, made June 8 1993, between

NBS Redevelopment Corporation

herein referred to as "Mortgagors," and

MARQUETTE NATIONAL BANK,

a national Banking Association doing business in Chicago Illinois, herein referred to as TRUSTEE, witnesseth:

THAT, WHEREAS the Mortgagors are 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 **Thirty-six Thousand Six Hundred Thirty-five and 00/100**-----Dollars, evidenced by one certain Instalment Note of the Mortgagors of even date herewith, made payable to BEARER and delivered, in and by which said Note the Mortgagors promise to pay the said principal sum ~~and the interest thereon~~

Principal payment of \$36,635.00 shall be due on or before December 1, 1993

~~Such payments shall be made to the Trustee at the office of the Trustee in said City, 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 MARQUETTE NATIONAL BANK in said City,~~

NOW THEREFORE the Mortgagors 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 Mortgagors to be performed, and also in consideration of the sum of One Dollar in hand paid, the receipt whereof is hereby acknowledged, do by these presents CONVEY and WARRANT unto the Trustee, its successors and assigns, the following described Real Estate and all of their estate, right, title and interest therein, situate, lying and

being in the City of Chicago COUNTY OF Cook AND STATE OF ILLINOIS.

LOT 7 AND LOT 8 (EXCEPT THE SOUTH 20 FEET THEREOF) IN BLOCK 5 IN B.F. JACOB'S OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 IN SECTION 30, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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PIN # 20-30-217-059

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 Mortgagors 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, 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 mortgagors or their 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, free from all rights and benefits under and by virtue of the Homestead Exemption Laws of the State of Illinois, which said rights and benefits the Mortgagors do hereby expressly release and waive.

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 mortgagors, their heirs, successors and assigns.

Witness the hand and seal of Mortgagors the day and year first above written.

NBS Redevelopment Corp. BY: [SEAL] *Cindy Larson* Asst. Secretary [SEAL]
[SEAL] *Paul L. Cerasoli* General Counsel [SEAL]

STATE OF ILLINOIS, I, Ann E. Whitney
County of Cook a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT Cindy Larson and Paul L. Cerasoli

who are personally known to me to be the same person s whose name s are subscribed to the foregoing Instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the

OFFICIAL NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 1/31/98

my hand and Notarial Seal this 8th day of June, A.D. 1993
Ann E. Whitney
Notary Public.

24.00

D NAME
V CITY
L STREET
I MARQUETTE National Bank
A Chicago, Illinois 60636

OR
Chicago, Illinois 60636

FOR RECORDERS INDEX PURPOSES
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE
7316 S. Wolcott
Chicago, Illinois 60636

IS FILED FOR RECORD
PIED BY THE TRUSTEE NAMED HEREIN BEYOND THE TRUST DEED.
THE NOTE SECURED BY THIS TRUST DEED SHOULD BE IDENTIFIED FOR THE PROTECTION OF BOTH THE BORROWER AND LENDER.

I M P O R T A N T
The instrument mentioned in the within Trust Deed has been identified herewith under Identification No. R.E.L. No. MARQUETTE NATIONAL BANK, as Trustee.

Assistant Cashier
Vice-President

17. In addition to the monthly payments of principal and interest herein specified, the Mortgages shall pay (with the annual amount of the same) on or before the 15th day of each month, beginning on the date of the maturity hereof, to cover the extra charge of one percent (1%) for each payment more than \$100.00. The Holder of the Note may collect a "late charge" not to exceed three percent (3%) for each payment more than \$100.00. The Holder of the Note may collect a "late charge" not to exceed three percent (3%) for each payment more than \$100.00. The Holder of the Note may collect a "late charge" not to exceed three percent (3%) for each payment more than \$100.00.

18. The Holder of the Note may collect a "late charge" not to exceed three percent (3%) for each payment more than \$100.00. The Holder of the Note may collect a "late charge" not to exceed three percent (3%) for each payment more than \$100.00. The Holder of the Note may collect a "late charge" not to exceed three percent (3%) for each payment more than \$100.00.

19. It is generally agreed and understood that in the event of a default in the payment of principal and interest on the Note, the Holder of the Note shall have the option to sell the mortgaged premises at public sale or to foreclose thereon in accordance with the provisions hereof, and that the proceeds of such sale or foreclosure shall be applied to the payment of the Note and interest thereon.

20. The Holder of the Note may collect a "late charge" not to exceed three percent (3%) for each payment more than \$100.00. The Holder of the Note may collect a "late charge" not to exceed three percent (3%) for each payment more than \$100.00. The Holder of the Note may collect a "late charge" not to exceed three percent (3%) for each payment more than \$100.00.

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THE COVENANTS, CONDITIONS AND PROVISIONS REFERRED TO ON PAGE 1 OF THIS TRUST DEED.

1. Mortgages shall promptly report, repair, rebuild any buildings or improvements now or hereafter on the premises which may become damaged or destroyed by fire, lightning or other causes, and shall pay for such repairs, rebuilding or improvements as may be required by law or municipal ordinance.

2. Mortgages shall pay before any general taxes, special taxes, water charges, sewer charges, or other charges against the premises when due, and shall pay any taxes, water charges, sewer charges, or other charges against the premises when due, and shall pay any taxes, water charges, sewer charges, or other charges against the premises when due.

3. Mortgages shall pay before any general taxes, special taxes, water charges, sewer charges, or other charges against the premises when due, and shall pay any taxes, water charges, sewer charges, or other charges against the premises when due.

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