

UNOFFICIAL COPY

TRUST DEED

782300

94942947

OPTIONAL FORM NO. 2 (REVISED 1-1-73) UNIFORM

782300

THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE, Made October 25, 1994, between American National Bank and Trust Company of Chicago, a National Banking Association, 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 October 21, 1994 and known as trust number 118911-04, 180 herein referred to as "First Party," and Chicago Title and Trust Company, an Illinois corporation

herein referred to as TRUSTEES, witnesseth: THAT, WHEREAS First Party has concurrently herewith executed an installment note bearing even date herewith in the Principal Sum of Seventeen Thousand Five Hundred and 00/100 (\$17,500.00) Dollars

made payable to BEARER 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 from October 25, 1994 on the balance of principal remaining from time to time unpaid at the rate of nine (9) per cent per annum in installments as follows: On installment of principal and accrued interest in the amount of Eighteen Thousand Two Hundred Eighty-Seven and 50/100 (\$18,287.50) Dollars on the 25th day of April 1995 and

Dollars on the 25th day of April 1995 and 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 installment unless paid when due shall bear interest at the rate of nine 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 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 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, convey, release, alien and convey unto the Trustee, successors and assigns, the following described Real Estate situated, lying and being in the COUNTY OF Cook AND STATE OF ILLINOIS, to wit:

Parcel 1: Lot 22 in Block 2 in Winslow and Jacobson's Subdivision of the Southeast 1/4 of the Northeast 1/4 of Section 1, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

The Installment Note secured by this Trust Deed provides that it may be prepaid at any time prior to maturity without penalty.

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which, with the property hereinafter described, is referred to herein as the "premises," TO HAVE AND TO HOLD the premises unto the said Trustee, its successors and assigns, forever, for the purposes, and upon the uses and levels hereinafter 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, replace 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 mechanics' or other liens or claims for lien not expressly subordinated to the lien hereof; (2) pay when due any indebtedness which may be secured by a lien or charge on the premises existing in 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 said premises; (5) comply with all requirements of law or municipal ordinance 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 of the insurance proceeds of monies sufficient either to pay the cost of rebuilding or replacing the same or to pay in full the indebtedness secured hereon, all in compliance satisfactory to the holders of the note, under insurance policies payable, in case of loss or damage, to Trustee for the benefit of the

DELIVERY INSTRUCTIONS NAME TRUST SPECIAL STREET 6204 W. IRVING CITY CHICAGO, IL 60634 OR RECORDER'S OFFICE BOX NUMBER

FOR RECORDERS INDEX PURPOSES PARTY STREET ADDRESS OF ABOVE KNOWN PROPERTY HERE 1306 N. ARTESIAN



16-01-220-046

