

UNOFFICIAL COPY

THIS IS A SECOND MORTGAGE

94169082



TRUST DEED

94169082

778446

THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made February 1, 1994, between LAUNDRYLAND SOUTH ASSOCIATES, L. P., An Illinois Limited Partnership

herein referred to as "Mortgagors," and CHICAGO TITLE AND TRUST COMPANY, an Illinois corporation doing business in Chicago, Illinois, herein referred to as TRUSTEE, witnesseth:

THAT, WHEREAS the Mortgagors are justly indebted to the legal holders of the Installment Note hereinafter described, said legal holder or holders being herein referred to as Holders of the Note, in the principal sum of FIFTY-EIGHT THOUSAND SIX-HUNDRED FIVE DOLLARS and EIGHT CENTS (\$58,605.08)

evidenced by one certain Installment Note of the Mortgagors of even date herewith, made payable to THE ORDER OF BEARER

and delivered, in and by which said Note the Mortgagors promise to pay the said principal sum and interest from February 1, 1994 on the balance of principal remaining from time to time unpaid at the rate of 6 3/4 percent per annum in installments (including principal and interest) as follows:

FIVE-HUNDRED FORTY-ONE DOLLARS AND NINETY-THREE CENTS (\$541.93) Dollars or more on the 1st day of March, 1994, and FIVE-HUNDRED FORTY-ONE DOLLARS AND NINETY-THREE CENTS 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 1st day of February 1, 2007. 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 8 1/2 percent per annum, and all of said principal and interest being made payable to the holders of the note may, from time to time, in writing appoint, and in absence of such appointment, then at the office of CHARLES S. HANSEN, 61 Elm Court, Palos Heights, Illinois 60465

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 such estate, right, title and interest therein, situate, lying and being in the City of Chicago, COOK AND STATE OF ILLINOIS, to-wit:

LOTS 21, 22, and 23 in Block 28 in Auburn on the Hill Subdivision, being Hart's Subdivision of Blocks 27 and 28 in the Subdivision of the Southeast 1/4 of Section 29, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois (Except the North 99 feet thereof) in Cook County, Illinois.

Permanent Index Number: 20-29-427-033-0000
Address: 1010 West 79th Street, Chicago, Illinois 60620

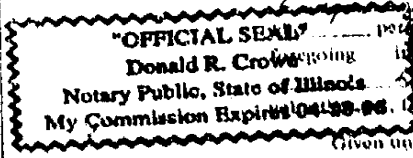
which, with the property hereinafter described, is referred to herein as the "premises," TOGETHER with all improvements, tenements, easements, fixtures, and appurtenances thereto belonging, and all rents, issues and profits thereof for so long and during all such times as Mortgagors may be entitled thereto (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, in-door 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 purpose 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.
LAUNDRYLAND SOUTH ASSOCIATES, L. P., An Illinois Limited Partnership
BY: LAUNDRYLAND SOUTH, Inc. General Partner
BY: Charles S. Hansen, President [SEAL]

STATE OF ILLINOIS, I, Donald R. Crowe, a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY that Charles S. Hansen, President of Laundryland South, Inc., is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and true act and deed for the uses and purposes therein set forth.



Given under my hand and Notarial Seal this 17 day of February, 1994.
Donald R. Crowe, Notary Public

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TRUSTEE'S RECEIPT & PROPOSALS FOR THE PAYMENT OF THE DEBT

THE TRUSTEES AND TRUST COMPANY

728996

MAIL TO [X] DONALD R. GILBERT, ATTORNEY AT LAW

THE TRUSTEES shall promptly repair, repaint or rebuild any building or improvement now or hereafter situated on said premises... 1. Mortgagee shall promptly repair, repaint or rebuild any building or improvement now or hereafter situated on said premises... 2. The Trustees shall pay... 3. The Trustees shall pay... 4. The Trustees shall pay... 5. The Trustees shall pay... 6. The Trustees shall pay... 7. The Trustees shall pay... 8. The Trustees shall pay... 9. The Trustees shall pay... 10. The Trustees shall pay... 11. The Trustees shall pay... 12. The Trustees shall pay... 13. The Trustees shall pay... 14. The Trustees shall pay... 15. The Trustees shall pay... 16. The Trustees shall pay... 17. The Trustees shall pay... 18. The Trustees shall pay... 19. The Trustees shall pay... 20. The Trustees shall pay...

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