

UNOFFICIAL COPY

TRUST DEED

95042271

783202

CHICAGO

THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE made January 12, 1995, between American National Bank & Trust Company of Chicago, an Trustee, under Trust Agreement dated January 10, 1995, and known as Trust Number 119947-04 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 Instalment Note hereinafter described, and legal holder or holders being herein referred to as Holders of the Note, in the principal sum of One Hundred Fifty Thousand and 00/100 (\$150,000.00)

Dollars, evidenced by one certain Instalment 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 January 10, 1995 on the balance of principal remaining from time to time unpaid at the rate of 8.5% per cent per annum in instalments (including principal and interest) as follows: One Thousand One

Hundred Fifty Three and 38/100 (\$1,153.38) Dollars or more on the 13th day of February, 1995, and One Thousand One Hundred Fifty Three and 38/100 Dollars or more on the 13th 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 13th day of January, 2025. 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 13% 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 Welmar Co., an Illinois General Partnership, 220 N. Halsted, # 205, Chicago, IL 60622

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, to wit:

LOT 26 IN BLOCK 5 IN SUBDIVISION OF BLOCKS 3 TO 6 OF BICKERDIKE'S ADDITION TO CHICAGO, BEING THE WEST 1/2 OF THE NORTH WEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

PERMANENT INDEX NO: 17-08-109-025-0000

UPON ANY SALE, TRANSFER OR CONVEYANCE OF THE PROPERTY, THE ENTIRE AMOUNT DUE HEREUNDER SHALL IMMEDIATELY BECOME DUE AND PAYABLE.

The terms and conditions contained in this instrument to the contrary notwithstanding shall govern the rights and obligations of the parties to this trust deed.

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, in duct or without restricting 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. AMERICAN NATIONAL BANK & TRUST COMPANY OF CHICAGO, AS TRUSTEE, UNDER TRUST AGREEMENT DATED 1/10/95 AND KNOWN AS TRUST NUMBER 119947-04 [SEAL] TRUSTEE SIGNATURE [SEAL]

STATE OF ILLINOIS, I, a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT

who personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that signed, sealed and delivered the said instrument as free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this day of 19

Notarial Seal Notary Public

25 JAN 25 1995

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This instrument is executed by the undersigned Land Trustee, not personally but solely as Trustee in the exercise of the power and authority conferred upon and vested in it as such Trustee. It is expressly understood and agreed that all of the warranties, indemnities, representations, covenants, undertakings and agreements herein made on the part of the Trustee are undertaken by it solely in its capacity as Trustee and not personally. It is further understood and agreed that the Trustee merely holds title to the property herein described and has no agents, employees or control over the management of the property and no knowledge of other factual matters except as represented to it by the beneficiary(ies) of the Trust. No personal liability or personal responsibility is assumed by or shall at any time be asserted or enforceable against the Trustee on account of any warranty, indemnity, representation, covenant, undertaking or agreement of the Trustee in this instrument, all such liability being expressly waived by every person now or hereafter claiming any right or security hereunder; and the owner of any indebtedness or cause of action for breach of any warranty, indemnity, representation, covenant, undertaking or agreement accruing hereunder shall look solely to the Trust estate for the payment thereof.

IN WITNESS WHEREOF, American National Bank and Trust Company of Chicago, not personally but as Trustee as aforesaid, has caused these presents to be signed by one of its Officers, and its corporate seal to be hereunto affixed the day and year first above written.

DEPT-01 RECORDING 128.50
146666 TRAN 4260 01/14/95 11:35:00
00823 LC 95-042271
COOK COUNTY RECORDER

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO
as Trustee, as aforesaid, and not personally,



By _____

P. Johansen
P. JOHANSEN

Second Vice President

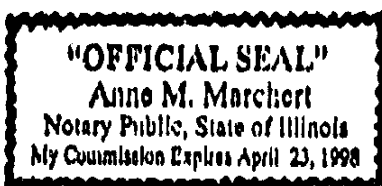
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STATE OF ILLINOIS
COUNTY OF COOK }

I, ANNE M. MARCHERT
P. JOHANSEN

a Notary Public in and for said County, in the state aforesaid, do hereby certify
an officer of American National Bank and Trust Company of Chicago 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 said officer of said association signed and delivered this instrument as a free and voluntary act,
for the uses and purposes therein set forth.
GIVEN under my hand and seal this

day of JAN 12 1995



Anne M. Marchert
NOTARY PUBLIC

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