

T.O. #5402

UNOFFICIAL COPY



TRUST DEED

787-06

-96-253671

CTTC 11

THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made March 28, 1996, between ULTIMATE STRIKE ZONE, INC.

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

THAT, WHEREAS the Mortgagor is justly indebted to the legal holder or 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

---THIRTY THOUSAND AND 00/100THS (\$30,000.00)---

Dollars,

evidenced by one certain Installment 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 April 1, 1996 on the balance of principal remaining from time to time unpaid at the rate of 10% per cent per annum in installments (including principal and interest) as follows:

Dollars or more on the 1st day of May 1996 and SIX HUNDRED THIRTY SEVEN & 42/100ths (\$637.42)

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 April 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 installment unless paid when due shall bear interest at the rate of 12% per cent per annum, and all of said principal and interest being made payable at such banking house or trust company in Calumet City 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 JOHN VASOS at 1523 Laka Street, Dyer, Indiana 46311

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 the 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 City of Calumet City COUNTY OF Cook AND STATE OF ILLINOIS,

Lot 26, 27 and 28 in Block 24 in Calumet City Second Addition, being a Subdivision of the North West 1/4 of the North West 1/4 of Section 7, Township 36 North, Range 15 East of the Third Principal Meridian, in Cook County, Illinois.

THIS INSTRUMENT IS SUBORDINATE TO THE LIEN OF A FIRST MORTGAGE DATED 3/28/96

311 Torrance Avenue, Calumet City, Illinois 60409
PIN: 30-07-100-021, 022 & 023

which, with the property hereinafter described, is referred to herein as the "premises." TOGETHER with all improvements, ornaments, easements, fixtures, and appurtenances thereto 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 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, indoor 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 mortgagor or its 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.

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 holders and directors of said corporation.

Said resolutions further provide that the note herein described may be executed on behalf of said corporation by its President.

CORPORATE SEAL

ATTEST: [Signature] Assistant Secretary

STATE OF ILLINOIS, County of Cook } SS. I, the undersigned, a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT

ALAN BELGRAVE, Assistant Vice President of the MORTGAGOR CORPORATION and Assistant Secretary

of said Company, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Assistant Vice President and Assistant Secretary, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Company, for the uses and purposes therein set forth, and the said Assistant Secretary then and there acknowledged that said Assistant Secretary as custodian of the corporate seal of said Company, did affix the corporate seal of said Company to said instrument as said Assistant Secretary's own free and voluntary act and as the free and voluntary act of said Company, for the uses and purposes

"OFFICIAL SEAL" under my hand and Notarial Seal this 28 day of March, 1996. Dale A. Anderson, Notary Public, State of Illinois

Notarial Seal Form B16 Trust Deed R. 11/75

Notary Public, State of Illinois, 102608

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