

UNOFFICIAL COPY

TRUST DEED

3197906

Form 2

THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE, Made **January 25** 19 **86**, between **The Steel City National Bank of Chicago**, a National Banking Association of Chicago, Illinois, not personally but as Trustee under the provisions of a Deed or Deeds in trust duly recorded and delivered to said Bank in pursuance of a Trust Agreement dated **June 3, 1977** and known as trust number **1835**, herein referred to as "First Party," and **The Steel City National Bank of Chicago** an Illinois corporation herein referred to as TRUSTEE, witnesseth:

THAT, WHEREAS First Party has concurrently herewith executed an instalment note bearing even date herewith in the Principal Sum of **FIFTY SIX THOUSAND FIVE HUNDRED NINETY SIX AND 91/100**----- Dollars,

made payable to ~~BOOKER~~ **The Steel City National Bank of Chicago**; 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 **as stated on said note** or the balance of principal remaining from time to time unpaid at the rate of ~~percent per annum~~ in instalments as follows:

One Thousand Three Hundred and Fifty Eight Dollars and 24/100----\$1,358.24----- Dollars on the **10th** day of **March** 19 **86** and

Dollars on the **10th** 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 **10th** day of **March** 19 **91**. 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 seven 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

The Steel City National Bank of Chicago 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, remise, release, alien and convey unto the Trustee, its successors and assigns, the following described Real Estate situated, lying and being in the COUNTY OF **Cook** AND STATE OF ILLINOIS, to wit:

Perm Tax #26-06-225-031-0000 Lots 21, 22, 23

All ml

Lots 21 to 23 in Block 55 in South Chicago, being a subdivision by the Calumet and Chicago Canal and Dock Company East 1/2 of the West 1/2 and parts of the East fractional half of fractional section 6 North of the Indian Boundary line and that part of fractional section 6 South of the Indian boundary line lying North of the Michigan Southern railroad and fractional section 5 North of the Indian boundary line all in township 37-15 East of the third principal meridian in Cook County, Illinois

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 First Party, its successors or assigns 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, radiator 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 First Party 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.

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, restore or rebuild any buildings or improvements 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 but expressly subordinated to the lien hereof; (3) pay when due any indebtedness, which may be secured by a lien or charge on the premises superior to 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) comply 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 ordinances 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 by the insurance companies of moneys sufficient either to pay the cost of replacing or repairing the same or to pay in full the indebtedness secured hereby, all in companies satisfactory to the holders of the note, under insurance policies payable, in case of loss or damage, to Trustee for the benefit of the

NAME |
 STREET | **The Steel City National Bank**
 CITY | **Chicago, IL**

OR

INSTRUCTIONS |

RECORDER'S OFFICE BOX NUMBER | **442**

FOR RECORDERS INDEX PURPOSES
 INSERT STREET ADDRESS OF ABOVE
 DESCRIBED PROPERTY HERE

Palaez

3197906

FOR THE PROTECTION OF BOTH THE BORROWER AND LENDER... THE NOTE SECURED BY THIS TRUST DEED SHOULD BE DEEMED... FILED BY THE TRUSTEE NAMED HEREIN...

The Trustee Note mentioned in the within Trust Deed has been identified... 060... 1/1

Given under my hand and the seal of the State of Illinois... 19 88... JOURNAL... 1988

THE STEEL CITY NATIONAL BANK OF CHICAGO as Trustee as aforesaid and not personally... By *[Signature]* PRESIDENT... *[Signature]* VICE PRESIDENT

THIS TRUST DEED is executed by The Steel City National Bank of Chicago, not personally but as Trustee as aforesaid in the exercise of the power and authority conferred upon and vested in it as such Trustee (and said Bank) by the Steel City National Bank of Chicago, hereby warrants that it possesses full power and authority to execute this instrument...

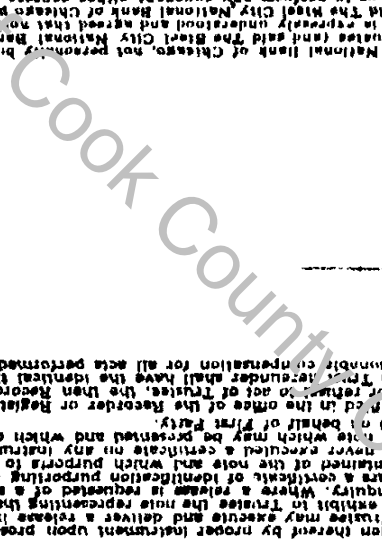
1. The Trustee shall release this trust deed and the lien hereon by proper instrument upon presentation of satisfactory evidence that all indebtedness secured by this trust deed has been fully paid and that the Trustee may execute and deliver a release hereon to and at the request of any person who shall request the same...

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4. When the indebtedness hereby secured shall become due and payable, the holder of the note or Trustee shall have the right to foreclose the lien hereon... 5. The Trustee of the note hereby secured... 6. The Trustee of the note hereby secured... 7. The Trustee of the note hereby secured... 8. The Trustee of the note hereby secured...

9. The Trustee of the note hereby secured shall have the right to foreclose the lien hereon... 10. The Trustee of the note hereby secured shall have the right to foreclose the lien hereon... 11. The Trustee of the note hereby secured shall have the right to foreclose the lien hereon... 12. The Trustee of the note hereby secured shall have the right to foreclose the lien hereon...



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