

TRUST DEED

719057

3628177

THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE, Made June 19, 19 87, 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 June 1, 1987 and known as trust number 10-283802 herein referred to as "First Party," and CHICAGO TITLE AND TRUST COMPANY, 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 FORTY THOUSAND AND NO/100 (\$40,000.00)

made payable to EDWARD CHICAGO METROPOLITAN MUTUAL ASSURANCE COMPANY, an Illinois Corporation 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 June 19, 1987 on the balance of principal remaining from time to time unpaid at the rate of 10% per cent per annum in instalments as follows: Three Hundred Eighty Six and 01/100 (\$386.01)

Dollars on the 1st day of August 19 87 and Three Hundred Eighty Six and 01/100 (\$386.01) or more

Dollars on the 1st day of each month thereafter until said note is fully paid

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 eleven per cent per annum, and all of said principal and interest being made payable at such banking house or trust company in City of 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 Chicago Metropolitan Mutual Assurance Company, 4455 S. King Dr., 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 situate, lying and being in the COUNTY OF Cook, City of Chicago AND STATE OF ILLINOIS, to wit:

LOT 27 IN PERNOT'S RESUBDIVISION OF BLOCK 16 IN KYLE'S SUBDIVISION OF BLOCKS 11 AND 16 OF CONSTANCE, A SUBDIVISION OF THE EAST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Commonly known as: 8645 South Bennett Avenue Chicago, Illinois 60617

Permanent Tax #20-36-330-016-0000

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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, ladder 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 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 mechanic's or other liens or claims for lien not 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) 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 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 CHICAGO METROPOLITAN MUTUAL ASSURANCE COMPANY
STREET 4455 S. King Dr.
CITY CHICAGO, IL. 60653
MORTGAGE DEPARTMENT

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

8645 S. Bennett Ave.

Chicago, IL.

INSTRUCTIONS OR

RECORDER'S OFFICE BOX NUMBER

NOTE IDENTIFIED

3628177

UNOFFICIAL COPY

IS FILED FOR RECORD.

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

CHICAGO TITLE & TRUST COMPANY, TRUSTEE

REPORT

The instrument Note mentioned in the within Trust Deed has been identified herewith under Identification No. 719057

My commission expires

Notary Public JUN 9 1987

OFFICIAL: Under my hand and Notarial Seal this day of June 9 1987. Kula Davidson, Notary Public, State of Illinois, My Commission Expires 12/28/90.

STATE OF ILLINOIS COUNTY OF COOK DO HEREBY CERTIFY, that NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a national banking association, and its Assistant Secretary of said national banking association, Vice-President and Assistant Secretary, respectively, named are authorized by the foregoing instrument as such.

NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a national banking association, and its Assistant Secretary of said national banking association, Vice-President and Assistant Secretary, respectively, named are authorized by the foregoing instrument as such.

By: American National Bank and Trust Company of Chicago, Vice President

As Trustee as herein provided, and created by its Assistant Secretary, American National Bank and Trust Company of Chicago not personally but as Trustee and created by its Assistant Secretary, the same as herein above written.

WITNESSETH: American National Bank and Trust Company of Chicago, Vice-President and Assistant Secretary, the same as herein above written.

THIS TRUST DEED is executed by the American National Bank and Trust Company of Chicago, Vice-President and Assistant Secretary, the same as herein above written, and the same as herein above written.

11. Mortgages shall deposit 1/12th of the estimated annual general taxes with each mortgage herein provided, with the holder of the within

12. The mortgagor hereby waives any and all rights of redemption from sale under any order or degree of foreclosure of this trust deed, on its own behalf and on behalf of every person, except in or title to the premises adjacent to the date of this trust deed.

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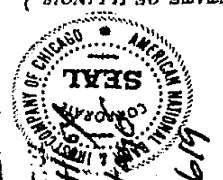
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