

# UNOFFICIAL COPY

553305

**TRUST DEED**  
**723902**

**3707290**

THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE, Made May 10, 1988, 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 5-27-86 and 5-7-88 and known as trust number 67514 and 105317-00, herein referred to as "First Party," and Chicago Title and Trust Company

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 EIGHTY FIVE THOUSAND SIXTY FIVE AND NO/100 (\$85,065.00) DOLLARS

made payable to BEARER 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 maturity ~~on the balance of principal remaining from time to time unpaid~~ at the rate of two (2) per cent per annum in instalments as follows: ONE THOUSAND SIX HUNDRED FIVE AND NO/100 (\$1,605.00)

Dollars on the 22nd day of June 1988 and ONE THOUSAND SIXTY FIVE AND NO/100 (\$1,605.00)

Dollars on the 22nd 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 22nd day of November, 1992. ~~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 place 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 SPALTER FINANCE CO., 8831-33 Gross Point Rd., Skokie, IL 60077 - 312/675-7720. -in said City-~~

NOW, THEREFORE, First Party to secure the payment of 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 AND STATE OF ILLINOIS, to wit:

**PARCEL I:** Lot Thirty One (31) in Block 3 in Irondale, a subdivision of the East half South of the Indian Boundary line of Section 13, Township 37 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois commonly known as 10654 S. Calhoun, Chicago, IL 60617. TAX NO. 25-13-201-046-0000

**PARCEL II:** Lot One (except the West 38 foot thereof) and Lot Two (except the West 38 foot thereof) in Block Fifteen (15) in Irondale, a Subdivision of the East Half (1/2) of Section 13, South the Indian Boundary Line, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois commonly known as 10700 S. Hoxie, Chicago, Illinois 60617. TAX NO. 25-13-205-025, 026-0000

which, with the property hereinafter described, is referred to herein as the "premises."

TOGETHER with all improvements, tenements, encumbrances, 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, door coverings, inador 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 hereinafter 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 encumbrances 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 note; (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 any special assessments on said premises except as required by law or municipal ordinance; (7) pay before any penalty attaches all general taxes and special taxes, except assessments, water charges, sewer 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 fire 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

NOTE IDENTIFIED

3707290

FOR RECORDERS INDEX PURPOSES  
INSERT STREET ADDRESS OF ABOVE  
DESCRIBED PROPERTY HERE  
1. 10654 S. Calhoun, Chicago, IL 60617  
2. 10700 S. Hoxie, Chicago, IL 60617

THIS INSTRUMENT PREPARED BY:  
ROBERT D. GORDON, Atty.  
127 N. Dearborn #1440  
Chicago, IL 60602  
236-0688

INSTRUCTIONS  
RECORDEE'S OFFICE BOX NUMBER

UNOFFICIAL COPY

OPTIONAL FORM NO. 332, FEBRUARY, 1941  
This instrument filed hereunder in the Public Record has been indexed  
1941



STATE OF ILLINOIS  
COUNTY OF COOK

RESISTANT SECRETARY  
VICE PRESIDENT

IN WITNESS WHEREOF, American National Bank and Trust Company of Chicago has caused these presents to be signed by one of its Vice-Presidents or Assistant Vice-Presidents and its corporate seal to be hereunto attested by its Assistant Secretary, the day and year first above written.

BY \_\_\_\_\_  
Assistant Secretary  
VICE PRESIDENT

0622023

THIS TRUST DEED is executed by the American National Bank and Trust Company of Chicago, and personally by its Vice-Presidents or Assistant Vice-Presidents and its corporate seal, to be hereunto attested by its Assistant Secretary, the day and year first above written.

IN WITNESS WHEREOF, American National Bank and Trust Company of Chicago has caused these presents to be signed by one of its Vice-Presidents or Assistant Vice-Presidents and its corporate seal to be hereunto attested by its Assistant Secretary, the day and year first above written.

BY \_\_\_\_\_  
Assistant Secretary  
VICE PRESIDENT

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO