

UNOFFICIAL COPY

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Exhibit attached to Trust Deed Dated 7/20/88 from
LaSalle Northwest National Bank, as trustee, u/t/a dated 7/11/84 and known
as Trust #10-074330-1

18. Call Provision Anything in this Trust Deed or the Note secured hereby to the contrary notwithstanding, the holder of said Note shall have the option to accelerate the maturity of the Note and to declare all unpaid indebtedness secured by this Trust Deed to be immediately due and payable at any time 60 months or more after the date of said Note. The holder of said Note shall exercise its option hereunder by giving 60 days prior written notice thereof to the Mortgagors.

19. Prepayment Penalty During the life of the loan, principal payments not to exceed \$ 15,000.00 may be made in any one mortgage year (non-cumulative) without premium. Principal payments in excess of said amount may be made at a premium of 5.38 % on the amount so prepaid.

3731803

Cook County Clerk's Office

3731803

[Handwritten signature]

THE ABOVE SPACE FOR RECORDERS USE ONLY

5/17/69 13 pm note - built

THIS INDENTURE, Made July 20, 1988, between LaSalle Northwest National Bank, a National Banking Corporation, 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 7/11/84 and known as trust number 10-074330-1, herein referred to as "First Party," and Bank of Ravenswood

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 ONE HUNDRED SEVENTY FIVE THOUSAND AND NO/100----- (\$175,000.00)----- Dollars,

made payable to Bank of Ravenswood 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 date hereof on the balance of principal remaining from time to time unpaid at the rate of 10.75 per cent per annum in instalments as follows:

One Thousand Six Hundred Eighty Three And 66/100----- (\$1,683.66)----- Dollars on the 1st day of September, 19 88 and

One Thousand Six Hundred Eighty Three And 66/100----- (\$1,683.66)----- Dollars 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 August, 2013. 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 upon non-payment of any instalment when due, and continuance of such default for a period of ten (10) days, a delinquency charge of 1/2 of two percent (2%) of the entire unpaid principal balance due hereunder or twenty five and no/100 Dollars (\$25.00), whichever is greater, shall be imposed, 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 Bank of Ravenswood 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 the trust deed, and also in consideration of the sum of One Hundred and no/100 Dollars 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:

Lot 56 (except the North 4 feet thereof) and the North 13 feet of Lot 57 in the Subdivision of the South Quarter of the East Half of the Northwest Quarter of Section 17, Township 40 North, Range 14, East of the Third Principal Meridian, (except the East 569.25 feet thereof), in Cook County, Illinois.

Permanent Tax I.D. #14-17-123-016-0000

The terms and provisions of the Note securing this Trust Deed are hereby incorporated by reference.

See Attached Rider

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

TOGETHER with all improvements, tenements, cements, 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, major 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 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 compliance satisfactory to the holders of the note, under insurance policies payable in case of loss or damage, to Trustee for the benefit of the holders of the note, such rights to be evidenced by the attached mortgage clause to be attached to each policy, and to deliver all policies, including additional and renewal policies, to holders of the note, and in case of insurance about

DELIVERY NAME BANK OF RAVENSWOOD STREET 1825 West Lawrence Avenue CITY Chicago, Illinois 60640

FOR RECORDERS INDEX PURPOSES INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE 4420-22 North Malden Chicago, Illinois 60640 (CI-Mtgs./Kool)

INSTRUCTIONS OR RECORDER'S OFFICE BOX NUMBER 55

This instrument was prepared by Sherbanu Assar

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