

JUNIOR TRUST DEED

728465

3784129

THE ABOVE SPACE FOR RECORDERS USE ONLY.

THIS INDENTURE, Made March 20, 1989, between First National Bank of Cicero, 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 Bank in pursuance of a Trust Agreement dated March 14, 1989 and known as Trust Number 0699, herein referred to as "First Party," and Chicago Title and Trust Company herein referred to as TRUSTEE witnesseth:

THAT, WHEREAS First National Bank of Cicero, 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 March 20, 1989 and known as Trust Number 9710 ("Trust 9710") and First Party, have concurrently herewith executed a Secured Installment Note bearing even date herewith with in the Principal Sum of FOUR HUNDRED THOUSAND AND NO/100 DOLLARS (\$400,00.00), made payable to Rieck and Crotty, P.C. and delivered, in and by which said Note Trust Number 9710 and First Party promises to pay out of that portion of the trust estates subject to said Trust Agreements and hereinafter specifically described, the said principal sum and interest from March 23, 1989 on the balance of principal remaining from time to time unpaid at the rate of 18 per cent per annum in installments as follows: SIX THOUSAND DOLLARS AND NO/100 (\$6,000.00) on the 1st day of April, 1989 and SIX THOUSAND AND NO/100 DOLLARS (\$6,000.00) 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 July, 1989. 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 then highest rate

THIS DOCUMENT PREPARED BY AND SHOULD BE RETURNED TO: JEROME K. CROTTY, RIECK AND CROTTY, P.C. 55 West Monroe Street Chicago, Illinois 60603 (312) 726-4646

10 645 10 21
72 04 207
72 04 228
72 04 201

COOK COUNTY CLERK
JANUARY 1989
PROPERTY OF
OTHER COUNTY

RECORDED

UNOFFICIAL COPY

000000

000000

Property of Cook County Clerk's Office

permitted by law, and all of said principal and interest being made payable at such banking house or trust company, 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 Rieck and Crotty, P.C., 55 West Monroe Street, Suite 3660, Chicago, Illinois, 60603.

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 Junior 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 City of Chicago, County of Cook and State of Illinois, to wit,

SEE ATTACHED LEGAL DESCRIPTION RIDER

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, 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.

378428

728 106

UNOFFICIAL COPY

[Faint, illegible text covering the majority of the page, likely bleed-through from the reverse side.]

Property of Cook County Clerk's Office

000000

UNOFFICIAL COPY

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.

dfg
Trustee acknowledges that the Real Estate presently is subject to a Mortgage and Junior Mortgage executed March 14, 1989 in favor of First National Bank of Cicero and registered with the Cook County, Illinois Registrar of Titles and also recorded with the Cook County Recorder of Deeds (the aforesaid Mortgage and Junior Mortgage are collectively referred to herein as "Senior Mortgage"), securing payment of a certain Secured Installment Note and Revolving Note executed as of even date therewith in favor of First National Bank of Cicero in the initial principal amounts of \$660,000.00 and \$50,000.00, respectively, (the aforesaid Secured Installment and Revolving Note are collectively referred to herein as "Senior Note"), and Trustee acknowledges that its right, title and interest under this Junior Trust Deed, and to payments under the Secured Installment Note secured hereby, is junior and subordinate to said Senior Mortgage and Senior Note. First Party shall promptly make all payments and promptly perform its other duties and obligations under the Senior Mortgage and Senior Note and will forever indemnify and hold harmless Trustee, its successors and assigns, from and against any and all liability, damage, cost and expense including, but not limited to, attorneys fees and court cost, arising from or relating to any failure or refusal by First Party to promptly make such payments or to promptly perform such duties and obligations under the Senior Mortgage and Senior Note. First Party acknowledges and agrees that any default by First Party under the Senior Mortgage or Senior Note shall constitute a default hereunder and under the Secured Installment Note.

This Junior Trust Deed is subject to the terms and conditions contained on the following execution and identification page all which are by this reference incorporated herein.

728466

UNOFFICIAL COPY

[Faint, illegible text covering the majority of the page, likely bleed-through from the reverse side.]

Property of Cook County Clerk's Office

10/11/2013

384457

UNOFFICIAL COPY

0704129

SCHEDULE "A" LEGAL DESCRIPTION

PARCEL 1

Lots 21, 22, 23, 24, 25, 26, 27 and 28, all in Greenebaum's Resubdivision of Block 30 in Canal Trustees' Subdivision of Section 7, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

PARCEL 2

Lots 25, 26 and 27 in Block 7 in Baxter's Subdivision of the South East 1/4 of the South East 1/4 of Section 20, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

PARCEL 3

That Part of Lot 6 in Hale's Subdivision of Lot 2 in Assessor's Division of the South 202.5 feet of Block 8 in Bushnell's Addition to Chicago, in the East 1/2 of the South East 1/4 of Section 4, Township 39 North, Range 14, East of the Third Principal Meridian, lying South of the Center Line of an 8 inch common brick wall (party wall) and its extensions West and East, described as commencing at a point on the West Line of said Lot 6; 20.55 feet North of the South West corner of said Lot 6, thence East along the Center Line and its extensions to a point on the East line of said Lot 6, 20.90 feet North of the South East Corner of said Lot 6, all in Cook County, Illinois.

PIN: 17-07-237-011 (Parcel 1)
17-07-237-012
17-07-237-013
17-07-237-014
17-07-237-015
17-07-237-016

14-20-422-044 (Parcel 2)

17-04-442-053 (Parcel 3)

C/R/A: 424 N. Wood Street (Parcel 1)
Chicago, IL

1110 N. Belmont Ave (Parcel 2)
Chicago, IL

849 N. Dearborn Ave (Parcel 3)
Chicago, IL

728466

3781129

UNOFFICIAL COPY

Property of Cook County Clerk's Office

001150

000005

Property of Cook County Clerk's Office

COOK COUNTY CLERK

331825

