

UNOFFICIAL COPY

TRUST DEED

Deliver To
Recorder's Office
Box No. 966

21 459 015

THE ABOVE SPACE FOR RECORDERS USE ONLY

APR 26 60 25 144 G

THIS INDENTURE, made April 20, 1971, between Jeremiah Farrell and Patricia Farrell, his wife and Kevin Walsh and Nora Walsh, his wife, herein referred to as "Mortgagor", and STANDARD BANK AND TRUST COMPANY, an Illinois corporation doing business in Chicago, Illinois, herein referred to as Trustee, witnesseth: THAT, WHEREAS the Mortgagors are justly indebted to the legal holder or holders of the ~~Instrument~~ Note hereinafter described, said legal holder or holders being herein referred to as Holders of this Note, in the principal sum of THIRTY THOUSAND AND NO/100-----Dollars, evidenced by one certain ~~Instrument~~ Note of the Mortgagors of even date herewith, made payable to BEARER

and delivered in and by which said Note the Mortgagors promise to pay the said principal sum and interest on the balance of principal remaining from time to time unpaid at the rate of EIGHT per cent per annum in installments as follows: ENTIRE PRINCIPAL SUM AND INTEREST SHALL BE DUE AND PAYABLE

Dollars on the twentieth day of October 1971 and

~~Dollars on the~~ day of each thereafter until said note is fully paid except the final payment of principal and interest, if not sooner paid, shall be due on the day of 1971. 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 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 holder of the note may, from time to time, in writing appoint, and in absence of such appointment, then at the office of STANDARD BANK AND TRUST COMPANY in said City.

NOW, THEREFORE, the Mortgagors to secure payment of the said principal sum of money and said interest in accordance with the terms, provisions and limitations of this trust deed, and the performance of the covenants and agreements herein contained, by the Mortgagors to be performed, and also in consideration of the sum of One Dollar in hand paid, the receipt whereof is hereby acknowledged, do by these presents CONVEY and WARRANT unto the Trustee, his successors and assigns, the following described Real Estate and all of their estate, right, title and interest therein, situate, lying and being in the COUNTY OF COOK AND STATE OF ILLINOIS.

to wit:

The Southwesterly 35 feet of Lot 12 in Block 4 in Southwest Highway Subdivision a Subdivision of Lot 7 in Administrator's Division of the East half of the Southeast quarter and the Southeast quarter of the Northeast quarter of Section 4, Township 37 North, Range 13 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 Mortgagors 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, in-lair 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 the Mortgagors or their successors or assigns shall be considered as constituting part of the real estate.

TO HAVE AND TO HOLD the premises unto the said Trustee, his successors and assigns, forever, for the purposes, on uses and the uses and trusts herein set forth, free from all rights and benefits under and by virtue of the Homestead Exemption Laws of the State of Illinois, which said rights and benefits the Mortgagors do hereby expressly release and waive.

This Trust Deed consists of two pages, the conditions and provisions appearing on this page and on page two (the reverse side hereof) are incorporated herein by reference and are a part hereof and shall be binding on the Mortgagors, their heirs, successors and assigns.

WITNESS the hands and seals of Mortgagors the day and year first above written.

Jeremiah Farrell (SEAL)
Patricia Farrell (SEAL)

Kevin Walsh (SEAL)
Nora Walsh (SEAL)

STATE OF ILLINOIS,

County of Cook

ss. I, Helen Doyle, a Notary Public in and for and residing in said County, in the State of Illinois, DO HEREBY CERTIFY THAT

Jeremiah Farrell and Patricia Farrell, his wife and Kevin Walsh and Nora Walsh, his wife, who are personally known to me to be the same persons, whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and Notarial Seal this 20th day of April, A. D. 1971.



Helen Doyle
Helen Doyle, Notary Public.

21 459 015

1. Mortgagors shall (1) promptly repair, restore or rebuild any building 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 burthens or other liens or claims for the full amount of any indebtedness 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 hereafter in process of erection upon said premises; (5) comply with all requirements of law or municipal ordinance with respect to the premises and the use thereof; (6) make no material alterations in said premises except as required by law or municipal ordinance.

FILED FOR RECORD
MAY 26 1913 10 59 AM

21459015

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

The Instalment Note mentioned in the within Trust Deed has been identified herewith under identification No. 3649

STANDARD BANK AND TRUST COMPANY
by Irma Hamilton
Assistant Secretary

DELIVERY INSTRUCTIONS
NAME
STREET
CITY
OR
RECORDERS OFFICE BOX NUMBER 556

FOR RECORDERS INDEX PURPOSES
INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE
1825 Columbus
Chicago, Illinois

END OF RECORDED DOCUMENT