

# UNOFFICIAL COPY

## TRUST DEED

21 269 601

THE ABOVE SPACE FOR RECORDERS USE ONLY

SEP 21 59-78-522D

THIS INDENTURE made September 10 1970 between HUGH A. WILKINS and EDNA R. WILKINS, his wife, of the Village of Hillside, County of Cook, State of Illinois,

herein referred to as "Mortgagors," and

AVENUE STATE BANK,

an Illinois corporation doing business in Oak Park, Illinois, herein referred to as "MORTGAGEE."

THAT WHEREAS the Mortgagors are justly indebted to the legal holder or holders of the Installment Note hereinafter described, said legal holder or holders being herein referred to as Holders of the Note, in the principal sum of SEVEN THOUSAND AND NO/100 (\$7,000.00) Dollars, evidenced by one certain Installment 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 from date hereof on the balance of principal remaining from time to time unpaid at the rate of 7 1/2 per cent per annum in installments as follows EIGHTY-THREE AND 10/100 (\$.83.10)

Dollars or more on the 1st day of November 1970 and EIGHTY-THREE AND 10/100

Dollars or more (\$83.10) 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 October 1980.

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 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 Avenue State Bank, Oak Park, Illinois.

NOW THEREFORE the Mortgagors 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 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 Mortgagee, its successors and assigns, the following described Real Estate and all of their estate, right, title and interest therein, situate, being and

Village of Berkeley, COUNTY OF COOK AND STATE OF ILLINOIS.

\*\*Lot six (6) in Block two (2) in Berkeley Lawn Subdivision in Section eighteen (18), Township thirty-nine (39) North, Range twelve (12), East of the Third Principal Meridian, in Cook County, Illinois.\*\*

500

which, with the property hereinafter described is referred to herein as the premises. THESE PREMISES with all appurtenances, easements, servitudes, fixtures, and appurtenances thereto belonging and all rents, issues and profits thereof for so long and during all the term as the Mortgagors may be entitled thereto, together with all buildings, structures, fixtures, and improvements thereon and on a parcel of land situate and not hereinafter described, all with appurtenances, easements, servitudes, fixtures, and improvements thereon, used to supply heat, gas, air conditioning, water, light, power, refrigeration, whether above ground or below ground, and ventilation, including, without restricting the foregoing, any window shades, storm doors and screens, floor coverings, heating, cooling, air conditioning, and water heaters. All of the foregoing are declared to be a part of said real estate, whether or not personally attached thereto at the time, and it is agreed that all similar apparatus, equipment or articles hereafter placed on 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 Mortgagee, its successors and assigns, forever, for the purposes, and upon the uses and trusts herein set forth, free from all rights and benefits under and by virtue of the Homestead Exemption Law 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 covenants, conditions and provisions appearing on page 2 (the reverse side of this trust deed) 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

Hugh A. Wilkins

(SEAL)

Edna R. Wilkins

(SEAL)

(SEAL)

(SEAL)

Marlene M. Vruble

STATE OF ILLINOIS,

Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT

HUGH A. WILKINS and EDNA R. WILKINS, his wife,

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 19th day of Sept. A. D. 1970



Notary Public

21 269 601

THE COVENANTS, CONDITIONS AND PROVISIONS REFERRED TO ON PAGE 1 (THE REVERSE SIDE OF THIS TRUST DEED)

1. Mortgages shall promptly report... 2. Mortgages shall keep all buildings... 3. Mortgages shall keep all buildings... 4. The Trustee... 5. Mortgages shall... 6. Mortgages shall... 7. Upon the... 8. The records... 9. Upon the... 10. No action... 11. Trustee has... 12. Trustee shall... 13. Trustee may... 14. Trustee shall... 15. The Trust...

COOK COUNTY, ILLINOIS FILED FOR RECORD

SEP 21 1945 PH

RECORDED OF DEEDS

21269601

IMPORTANT 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 FOR RECORD

The Instrument mentioned in the within Trust Deed has been identified herewith under Identification No. 21269601 AVENUE STATE BANK Vice President

DELIVER NAME STREET CITY

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

END OF RECORDED DOCUMENT