

UNOFFICIAL COPY



TRUST DEED

506-80
CHARGE TO CERT

21 288 137

Form 134

CHICAGO

THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE, made OCTOBER 2nd, 1970, between
CLYDE KLINE and VIRGINIA KLINE, his wife

herein referred to as "Mortgagors", and
CHICAGO TITLE 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 Instalment Note hereinafter described, said legal holder or holders being herein referred to as Holders of the Note, in the principal sum of NINE THOUSAND SEVEN HUNDRED TWENTY AND NO/100 (\$9,720.00) Dollars, evidenced by one certain Instalment 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 in instalments as follows:

TWO HUNDRED SEVENTY AND NO/100 (\$270.00) Dollars
on the 2ND day of NOV. 1970 and
TWO HUNDRED SEVENTY AND NO/100 (\$270.00) Dollars
on the 2ND day of each MONTH thereafter, to and including the 2ND day of SEPT 1973,
with a final payment of the balance due on the 2ND day of OCT. 1973, with interest

after maturity of the principal balance from time to time unpaid at the rate of 7 per cent per annum; each of said instalments of principal bearing interest after maturity 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 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. in said City,

NOW THEREFORE the Mortgagors do hereby certify 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 in full 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 and paid, the receipt whereof is hereby acknowledged, do by these presents CONVEY and WARRANT unto the Trustee, its successors and assigns, the following described Real Estate and all of their right, title and interest therein, situate, lying and being in the County of COOK AND STATE OF ILLINOIS, to wit:

The South 15 feet of Lot 26 and (except the South 5 feet of Lot 25 in Block 4 in Calumet Highlands, addition, a subdivision of the East 1/2 of the South 1/2 of the South West 1/4 of Section 29, Township 37 North, Range 14, Part of the Third Principal Meridian, in Cook County, Illinois, commonly known as 12538 South Racine, Chicago, Illinois.

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which, with the property hereinafter described, is referred to herein as the "premises".
TOGETHER with all improvements, tenements, easements, fixtures, and appurtenances thereto by way of 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 par with said real estate and not secondarily), and all apparatus, equipment or articles now or hereafter therein or thereon used in supply of gas, air conditioning, water, light, power, refrigeration (whether single units or centrally controlled), and ventilation, including (without restriction) the foregoing are deemed to be a part of said real estate, and all such apparatus, equipment or articles 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 purpose set out on the uses and trusts hereinafter 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 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.

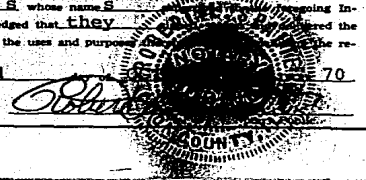
Witness the hand, S. and seal, S. of Mortgagors the day and year first above written.

[SEAL] Clyde Kline [SEAL]
[SEAL] Virginia Kline [SEAL]

STATE OF ILLINOIS }
COUNTY OF COOK }
I, ROBERT L. SPALTER
Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT
CLYDE KLINE and VIRGINIA KLINE, his wife

who are personally known to me to be the same persons whose names S
appeared before me this day in person and acknowledged that they
said instrument as their free and voluntary act, for the uses and purposes
and waiver of the right of homestead.

GIVEN under my hand and Notarial Seal this 2nd day of OCTOBER 1970



21 288 137

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

1. Mortgagors shall (1) promptly repair, restore, or rebuild any buildings or improvements 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 mechanics' or other liens or claims for liens 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 liens 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) make no material alterations in said premises except as required by law or municipal ordinance.

COOK COUNTY, ILLINOIS
FILED FOR RECORD

OCT 13 '70 12:25 PM

RECORDED BY DEEDS

21288137

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

The Installment Note mentioned in the within Trust Deed has been identified herewith under Identification No. 536280 CHICAGO TITLE AND TRUST COMPANY, Trustee.

D NAME SPALTER FINANCE CO.
E STREET 175 W. JACKSON BLVD.
I CITY CHICAGO, ILLINOIS 60604
R CITY CHICAGO, ILLINOIS 60604
V INSTRUCTIONS OR RECORDER'S OFFICE BOX NUMBER 5033

FOR RECORDEES INDEX PURPOSES INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE 12538 SOUTH RACINE CHICAGO, ILLINOIS

END OF RECORDED DOCUMENT