

TRUST DEED

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22 527 858

THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE, made October 22 19 73, between ALTON JOHNSON AND FRANCES ANN JOHNSON, his wife hereinafter referred to as "Mortgagor", and HIGHLAND COMMUNITY BANK hereinafter 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 this Note, in the principal sum of TWENTY TWO THOUSAND NINE HUNDRED AND NO/100 (\$22,900.00) evidence of which is a 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 and interest on the balance of principal remaining from time to time unpaid at the rate of 7 3/4 per cent per annum in instalments as follows: ONE HUNDRED EIGHTY EIGHT AND NO/100 (\$188.00) Dollars on the 1st day of December 19 73 and ONE HUNDRED EIGHTY EIGHT AND NO/100 (\$188.00) Dollars on the 1st day of each month thereafter until said note is fully paid except the final payment of principal and interest, if not sooner paid, shall be due on the 1st day of November 19 93. 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 a principal of each instalment 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 HIGHLAND COMMUNITY BANK 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, its 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:

Lot 12 in Duggan Brothers Resubdivision of part of Lots 13, 20 and 21 in School Trustees Subdivision of Section 16, Township 37 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois.

TOGETHER with all improvements, tenements, assessments, 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 note and not secondarily) and all apparatus, equipment or articles now or hereafter therein or thereon used to supply heat, gas, air conditioning, water, light, sewer, refrigeration (whether central or ceiling controlled), and ventilation, including (without restricting the foregoing), screens, window shades, air conditioning and windows, floor coverings, radiator base, ceilings, stairs and water heaters. All of the foregoing are declared to be a part of said real estate and of all rights 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, its successors and assigns, forever, for the purpose, and upon the use 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 hand and seal of Mortgagors the day and year first above written.

Alton Johnson (SEAL) Frances Ann Johnson (SEAL)



STATE OF ILLINOIS, }
County of COOK } ss. I, Erma N. Cannon,
a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT
Alton Johnson and Frances Ann Johnson, his wife
who 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
GIVEN under my hand and Notarial Seal this 22nd day of October, A. D. 19 73.
Erma N. Cannon
Notary Public.

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1. Mortgagor shall promptly repair, restore or rebuild any building 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 encumbrances 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 each holder of the note; (4) complete within a reasonable time any building or buildings now or at any time in progress 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 good material alterations in said premises except as required by law or municipal ordinance.

In the event of the sale or transfer of the title to the premises described herein, the holder of the note secured hereby may at its option declare the entire amount of the indebtedness to be immediately due and payable.

RECORDED OR FILED COOK COUNTY ILL. 29 PM 3 00 061-29-73 66676 • 22527858 • A • REC'D 11-25-00

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. HIGHLAND COMMUNITY BANK 7919 South Ashland Avenue Chicago, Illinois 60620 10510 South Union Avenue Chicago, Illinois 60628

END OF RECORDED DOCUMENT