

TRUST DEED

22 605 487

Form 807, Rev.

S.H.C. 30299

THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE, made January 19th, 1974, between Eric Rios and Louise A. Rios, his wife & Ronald McDonald and Barbara J. McDonald, his wife,

herein referred to as "Mortgagors," and

UNION NATIONAL BANK OF CHICAGO,

a National

Banking Association 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 Twenty-one Thousand and no/100ths \$21,000.00 Dollars, evidenced by one certain Instalment Note of the Mortgagors of even date herewith, made payable to THE ORDER OF BEARER

and delivered, in and by which said Note the Mortgagors promise to pay the said principal sum and interest from on the balance of principal remaining from time to time unpaid at the rate of 9 3/4% per cent per annum in instalments as follows: Two Hundred Twenty-two & 47/100ths \$222.47

Dollars on the 1st day of April 19 74 and Two Hundred Twenty-two & 47/100ths \$222.47

Dollars 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 March 19 89. 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 instalment unless paid when due shall bear interest at the rate of 9 3/4 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 Union National Bank of Chicago in said City.

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 Trustee, its successors and assigns, the premises described Real Estate and all of their estate, right, title and interest therein, situate, lying and

being in the City of Chicago COUNTY OF Cook AND STATE OF ILLINOIS, to wit:

Lot 37 in Dalenberg's Subdivision of that part lying East of Thornton Road of Lot 21 in the Assessor's Division of the West half of the North West quarter and The west half of the South west quarter of Section 15, Township 37 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois.

This Trust Deed may be prepaid in whole or in part at any time. Six Months advance interest is due and payable hereon at the rate stated above on that part of the aggregate amount of all prepayments so made on this Trust Deed during any one year period which exceeds 20% of the original principal amount of the loan evidenced by this Trust Deed.

which, with the property hereinafter described, is referred to herein as the "premises." TOGETHER with all improvements, fixtures, easements, fixtures, and appurtenances thereto belong, in, on, 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 secondarily with said real estate and not secondarily) and all apparatus, equipment or articles now or hereafter therein or thereon used to supply heat, gas or conditioning, water, light, power, refrigeration (whether single units or centrally controlled) and ventilation, including (without restricting the foregoing) air conditioning, window shades, storm doors and windows, floor coverings, inlaid beds, swings, 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, its successors and assigns forever, for the purposes aforesaid upon 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 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 and seal of Mortgagors the day and year first above written.

Eric Rios [SEAL] Louise A. Rios [SEAL]

Ronald McDonald [SEAL] Barbara J. McDonald [SEAL]

STATE OF ILLINOIS, I, Margaret Lupo

Notary Public in and for and residing in Cook County, in the State aforesaid. DO HEREBY CERTIFY THAT Eric Rios and Louise Rios his wife, and Ronald McDonald and Barbara McDonald, his wife,

are personally known to me to be the same person 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 19 day of January A. D. 19 74

Margaret Lupo Notary Public

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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 destroyed; (2) keep said premises in good condition and repair, without waste, and free from mechanic's 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 to holders of the note; (4) comply with all requirements of law or municipal ordinances with respect to the premises and the use thereof; (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.

Further, mortgagors herewith agree and covenant to pay, in addition, 1/12th of the annual real estate taxes and insurance premium, per month, to be applied as a tax and insurance reserve.

COOK COUNTY, ILLINOIS
FILED FOR RECORD
JAN 25 '74 10 31 AM

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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 Instalment Note mentioned in the within Trust Deed is identified herewith under Identification No. 001455 UNION NATIONAL BANK OF CHICAGO, as Trustee, by Wendell A. Weper

DEED NAME Union Natl Bank of Chicago
E STREET
L STREET
I CITY
V CITY
E CITY
R CITY
Y INSTRUCTIONS OR
RECORDERS'S OFFICE BOX NUMBER 14

FOR RECORDERS INDEX PURPOSES INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE
128 East 111th Street
Chicago, Illinois
THIS INSTRUMENT WAS PREPARED BY UNION NATIONAL BANK OF CHICAGO 11103 S. MICHIGAN AVENUE CHICAGO, ILLINOIS 60628