

COOK COUNTY, ILLINOIS
FILED FOR RECORD

FEB 11 '74 12:55 PM

Shelby R. Olson
RECORDER OF DEEDS

*22625910

#62-78-117
LATER DATE



TRUST DEED

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CTTC 7

THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made February 8, 1974, between John R. Samuels and Lorine Samuels, his wife

herein referred to as "Mortgagors," and CHICAGO TITLE AND TRUST COMPANY 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 TEN THOUSAND AND NO/100ths Dollars, evidenced by one certain Installment 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 _____ date _____ on the balance of principal remaining from time to time unpaid at the rate of _____ 10 _____ per cent per annum in instalments (including principal and interest) as follows:

one Hundred Thirty Two & 16/100 or more Dollars on the 10th day of _____ 1974, and One Hundred Thirty Two & 16/100 or more Dollars on the _____ day of _____ 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 10th day of March 1984. 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 10 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 Seaway National Bank of Chicago

NOW, THEREFORE, the Mortgagors do 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 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: City of Chicago

The West 10 feet of Lot 4 and all of Lot 5 in Block 1 in B. F. George's Subdivision of the North West quarter of the North West quarter of the North East quarter of section 36, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois

"THIS INSTRUMENT WAS PREPARED BY"

Seaway National Bank of Chicago
C43 East 87th Street

By *James A. Cooke*
James A. Cooke, Vice-President

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TOGETHER with all improvements, tenements, easements, fixtures, and appurtenances thereto belonging, and all rents, issues and profits, and all other rights and interests in and to the premises, together with all apparatus, equipment or articles now or hereafter therein or thereon used to supply heat, gas, air conditioning, air, electric, steam, refrigeration, windows, door coverings, inodor 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 TO HAVE AND TO HOLD the premises unto the said Trustee, 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 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.

WITNESSE my hand and seal of Mortgagors the day and year first above written.
JOHN R. SAMUELS (SEAL) *Lorine Samuels* (SEAL)
LORINE SAMUELS (SEAL)



STATE OF ILLINOIS
I, James A. Cooke
a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT
John R. Samuels and Lorine Samuels
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 subscribed to the foregoing instrument as their free and voluntary act, for the uses and purposes therein set forth.
Given under my hand and Notarial Seal this 8th day of February, 1974

James A. Cooke
Notary Public

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

Mortgagor 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 date of such payment; (4) comply with all requirements of law or municipal ordinances affecting buildings now or at any time in process of erection upon said premises; (5) comply with all requirements of law or municipal ordinances respecting the premises and the use thereof; (6) make no material alterations in said premises without notice and shall pay special taxes, special assessments, water service charges, and other charges against the premises when due; and shall upon written request, furnish to Trustee or to holders of the note duplicate receipts therefor. To prevent default hereunder, Mortgagor shall pay in full under protest, in the manner provided by statute, any tax or assessment which Mortgagor may desire to contest.

Approved

22 625 910

The mortgagor hereby waives any and all rights of redemption from the sale under any order or decree of foreclosure of this Trust Deed, on its own behalf and on behalf of each and every person, except decree or to the premises subsequent to the date of this Trust Deed.

IMPORTANT THE NOTE SECURED BY THIS TRUST DEED SHOULD BE IDENTIFIED BY Chicago Title and Trust Company BEFORE THE TRUST DEED IS FILED FOR RECORD. CHICAGO TITLE AND TRUST COMPANY 2047-49 East 79th Street Chicago, Illinois 60619

END OF RECORDED DOCUMENT