

TRUST DEED

22 651 519

Form 807 Rev.

8-HC9, 30299

THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE, made February 16 19 74, between
ELI LEAKS and MILDRED LEAKS, 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 Forty-Two Thousand Five Hundred & no/100ths-----\$42,500.00----- 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 7.9% per cent per annum in installments as follows: Three Hundred Fifty-Two & 85/100ths----- \$352.85-----

Dollars on the 1st day of April 19 74 and Three Hundred Fifty-Two & 85/100ths \$352.85-----

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 94 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 eight percent 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 following 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.

Lot 245 (except the North 3 1/2 feet thereof) in Britigan's Stewart Ridge Addition, being a Subdivision of the South East quarter of the North East quarter of Section 28, 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 note 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, tenements, cements, 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 real estate, and not secondarily) and all apparatus, equipment or articles now or hereafter therein or thereon used to supply heat, gas, air conditioning, or water, hot, power, refrigeration (whether single unit or centrally controlled), and ventilation, including (without restricting the foregoing) aircons, air purifiers, radiators, doors and windows, floor coverings, inlaid 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 or assigns shall be considered as constituting part of the real estate.

TO HAVE AND TO HOLD the premises with 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 are hereby released and waived by 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.

X *Eli Leaks* [SEAL] X *Mildred Leaks* [SEAL]
Eli Leaks Mildred Leaks

STATE OF ILLINOIS, I, Marcia L. Hojnicks

County of COOK ss. a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT ELI LEAKS and MILDRED LEAKS, his wife

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

This Instrument was prepared by my hand and Notarial Seal this 16th day of February 1974

MARGARET LUPO
UNION NATIONAL BANK OF CHICAGO
11108 S. MICHIGAN AVE.
CHICAGO, ILLINOIS 60628

Marcia L. Hojnicks
Notary Public

477-2
MAR 12 62-92-900K

500

22 651 519

15. This Trust Deed and all provisions hereof, shall extend to and be binding upon, Mortgagees and all persons claiming under or through Mortgagees, and the word "Mortgagees" when used herein shall include all such persons and all persons liable for the payment of the indebtedness or any part thereof, whether or not such persons shall have executed the note or this Trust Deed.

*22651518

Wendell Allen

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

12157 S. Wentworth Avenue

Chicago, Illinois 60628

END OF RECORDED DOCUMENT