

UNOFFICIAL COPY

COOK COUNTY, ILLINOIS
TRUST DEED FILED FOR RECORD

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William P. L. Loran
RECORDING CLERK

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THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE made June 7, 1974, between MARY MARGARET CALFA, a widow, and THEODORA B. KRAMER, a widow, of the Village of Oak Park, County of Cook, State of Illinois, herein referred to as "Mortgagors," and AVENUE STATE BANK an Illinois corporation doing business in Oak Park, 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 FOUR THOUSAND FIVE HUNDRED AND NO/100ths (\$24,500.00) ----- 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 and interest from date hereof 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: Two Hundred Three and 41/100ths (\$203.41) ----- Dollars or more on the 15th day of July 1974 and Two Hundred Three

and 41/100ths (\$203.41) Dollars or more on the 15th 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 15th day of June 1994. 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 installment unless paid when due shall bear interest at the then highest rate permitted by law and all of said principal and interest being made payable at such banking house or trust company 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 Avenue State Bank, Oak Park, Illinois.

NOW, THEREFORE, the Mortgagors to secure the payment of the said principal sum of money and 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 GRANT 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

COUNTY OF COOK AND STATE OF ILLINOIS to-wit:

Lot 25 in Block 1 in Fair Oak Terrace, being a subdivision of the East 50 acres of the North 75 Acres of Northwest Quarter, Section 5, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois

THIS INSTRUMENT WAS PREPARED BY
HERRICK, HAZLE, McELROY & PERCIBINE
105 W. MADISON
CHICAGO, ILLINOIS 60602

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which, with the property hereinafter described, is referred to herein as the "premises"

TOGETHER with all improvements, easements, 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 in a party 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, water, light, power, refrigeration (whether single units or centrally controlled), and ventilation, including (without restricting the foregoing), screens, window shades, store doors and windows, floor coverings, shades, blinds, 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 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 Law 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.

(SEAL) *Mary Margaret Calfa* (SEAL)
Mary Margaret Calfa
(SEAL) *Theodora B. Kramer* (SEAL)
Theodora B. Kramer

STATE OF ILLINOIS

County of Cook

SS a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT
Mary Margaret Calfa, a widow,
and Theodora B. Kramer, a widow,

who 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 delivered the said instrument as their free and voluntary act for the purpose and in consideration of the release and waiver of the right of homestead.

GIVEN under my hand and Notarial Seal this 8th day of July 1974

Susan Dobbek
Notary Public.

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