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COOK COUNTY, ILLINOIS
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TRUST DEED

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THIS INSTRUMENT, made AUGUST 12, 1974, between
JOHN FILIPELLO, A BACHELOR AND
FERRIS FAIN FRITZ AND ELAINE D. FRITZ, his wife
herein referred to as "Mortgagors," and
CENTRAL NATIONAL BANK IN CHICAGO, A NATIONAL BANKING ASSOCIATION
having 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 Installment Note hereinafter described,
said legal holder or holder, being herein referred to as Holders of the Note, in the principal sum of
TWENTY TWO THOUSAND AND NO/100ths (\$22,000.00) 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 the date of disbursement of the balance of principal remaining from time to time unpaid at the rate
of SEVEN & EIGHT-TENTHS (7.8%) per cent per annum in installments (including principal and interest) as follows:
ONE HUNDRED EIGHTY ONE AND 29/100ths (\$181.29) Dollars on the first day of each and every 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 first day of SEPTEMBER 1974.
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 per cent of each installment unless paid when due shall bear interest at
the rate of eight 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 CENTRAL NATIONAL BANK IN 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 to
consideration of the sum of One Dollar to 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 37 in Block 10 in Mills and Sons North Avenue and Central
Avenue Subdivision in the South West quarter of Section 33,
Township 40 North, Range 13 East of the Third Principal
Meridian in Cook County, Illinois.

THIS INSTRUMENT WAS PREPARED BY

GLORIA M. RASMUSSEN

UNION REALTY MORTGAGE CO., INC.
100 WEST MONROE STREET, CHICAGO, ILLINOIS

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

TOGETHER, with all improvements, tenements, easements, fixtures, and appurtenances thereto belonging, and all ways, 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, water, light, power, refrigeration
(whether single units or centrally controlled), and ventilation, including (without restricting the foregoing), screens, window shades, storm doors and
windows, floor coverings, heater beds, swings, stoves and water heaters. All of the foregoing are declared to be a part of said real estate whether physical,
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 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 hands and seals of Mortgagors the day and year first above written.

JOHN FILIPELLO

[SEAL]

FERRIS FAIN FRITZ

[SEAL]

ELAINE D. FRITZ

[SEAL]

STATE OF ILLINOIS

GERALDYNE E. MILL

SS. A Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT

JOHN FILIPELLO, A BACHELOR AND

FERRIS FAIN FRITZ AND ELAINE D. FRITZ, his wife

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 signed, sealed and
delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Gives under my hand and Notarial Seal this 29th day of August, 1974.

Geraldne E. Mill, Notary Public

Property of Cook County Clerk's

Prepayment privilege is granted to make prepayments on principal, where then this plan written notice, on any interest payment date. Any such prepayment in any calendar year shall not exceed twenty (20%) per cent of the original principal amount. The amount of any such prepayment shall be based upon the outstanding balance in excess of the amount to be paid in the next year. The prepayment shall be based upon the payment of a two (2) per cent premium during the first three years, one (1) per cent during the next two years, and at no premium thereafter.

If said property, or any portion thereof, shall be sold, conveyed, or transferred without the written permission of the holder first had and obtained, then the whole of the principal sum of the note hereby secured remaining unpaid together with accrued interest thereon, at the election of the holder, shall immediately, without notice to anyone, become due and payable.

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FERRIS FAIN FRITZ

ELAINE D. FRITZ

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