

SEP 23 63-39-146 L  
120-18

TRUST DEED

COOK COUNTY, ILLINOIS  
FILED FOR RECORD  
SEP 23 '74 10 49 AM

22 654 834

RECORDED BY INDEX

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THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INSTRUMENT, made September 17, 1974, between CALVIN A. SLAVIK and ELEANOR D. SLAVIK, his wife

herein referred to as "Mortgagors," and MELROSE PARK NATIONAL BANK, a National Banking Association 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-FIVE THOUSAND AND NO/100 (\$25,000.00) 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 7.9 per cent per annum in installments as follows: Six hundred nine and 15/100 (\$609.15)

or more Dollars on the 1st day of November 9 74 and Six hundred nine and 15/100 (\$609.15)

or more 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 October 1978. 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 8.9 per cent per annum, and all of said principal and interest being made payable at such banking house or trust company in Melrose Park 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 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 hereinafter 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 hereby present 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 Village of Melrose Park COUNTY OF Cook AND STATE OF ILLINOIS, to wit:

Lots 35, 36 and 37 in Adolph Strums Subdivision in Section 8, Township 39 North, Range 12, East of the Third Principal Meridian, in Cook County Illinois

The Makers of this Trust Deed also agree to deposit with the holder of the Instalment Note described herein 1/12 of the annual real estate taxes each month.

This instrument was prepared by James T. Kelly (name) 174 ad Saks ed. (address)

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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 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, 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, indoor beds, awnings, stoves and water heaters. All of the foregoing are declared to be a part of said real estate whether or 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 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 seal, of Mortgagors the day and year first above written.

Calvin A. Slavik [SEAL] Eleanor D. Slavik [SEAL] (CALVIN A. SLAVIK) (ELEANOR D. SLAVIK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT ss. CALVIN A. SLAVIK and ELEANOR D. SLAVIK, his wife County of Cook 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, including the release and waiver of the right of homestead.



GIVEN under my hand and Notarial Seal this 17th day of September 1974

James M. Kelly Notary Public

22 654 834

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

1. The premises shall be kept in good condition and repair... 2. Mortgages shall pay before any partial taxes... 3. Mortgages shall keep all buildings and improvements... 4. In case of default therein, Trustee or the holders of the note may... 5. The Trustee or the holders of the note hereby secured... 6. Mortgages shall pay each term of indebtedness... 7. When the indebtedness hereunder shall become due... 8. The proceeds of any foreclosure sale of the premises... 9. Upon, or at any time after the filing of a bill to foreclose... 10. No action for the enforcement of the lien or of any provision... 11. Trustee or the holders of the note shall have the right to inspect... 12. Trustee has no duty to examine the title, location, existence... 13. Trustee shall release this trust deed and the lien thereof... 14. Trustee at any time acting hereunder may resign... 15. This Trust Deed and all provisions hereof, shall extend to and be binding...

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 INSTALLMENT ITEM MENTIONED IN THE WITHIN TRUST DEED HAS BEEN IDENTIFIED HEREWITH UNDER LOAN IDENTIFICATION NO. MELROSE PARK NATIONAL BANK as Trustee. By James P. [Signature] REAL ESTATE LOAN DEPT. CHICAGO

D NAME MELROSE PARK NATIONAL BANK  
L STREET 17th Avenue at Lake Street  
Y CITY Melrose Park, Illinois 60160  
R CITY 1511 North 34th Avenue, Melrose Park, Ill. 60160  
Y INSTRUCTIONS RECORDED'S OFFICE BOX NUMBER 609 MELROSE PARK NATIONAL BANK

END OF RECORDED DOCUMENT

22-654-634