

Property of Cook County, Illinois
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C18-27-003-00

COOK COUNTY, ILLINOIS
DEED FOR RECORD
OCT 17 1974 3 01 PM
TRUST DEED
585320

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*22880378
22 880 378

ELMER R. SEAGUIST AND JANET I. SEAGUIST, His Wife

CHICAGO TITLE AND TRUST COMPANY
an Illinois corporation 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 Holder of the Note, in the principal sum of
---Thirty Two Thousand Nine Hundred and No/100's--- (\$32,900.00) Dollars,
evidenced by one certain Instalment Note of the Mortgagors of ver date herewith, made payable to THE ORDER OF BOOBER
and delivered, in and by which said Note the Mortgagors promise to pay the said principal sum and interest
from September 18, 1974 on the balance of principal remaining from time to time unpaid at the rate
of Nine and One Quarter %---(9.25%) per cent per annum in installments (including principal and interest) as follows:
\$281.76 and 1/12 of annual real estate tax--- 10th day of November
of November 7: \$281.76 and 1/12 of annual real estate tax 10th day of November
on the 10th day of November except that the final
payment of principal and interest, if not sooner paid, shall be due on the 10th day of October 19 99
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 rate of Maximum a Month by all said principal and interest being made payable at such banking house or trust
company in Hickory Hills, 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 Bank of Hickory Hills
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, WARRANT and Assign to 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:

LOT 12, IN INDIAN PLAINS SUBDIVISION, A SUBDIVISION OF PART OF THE WEST 1/4 OF
THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD
PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

"THIS INSTRUMENT WAS PREPARED BY"
JOHN K. BARRETT, BANK OF HICKORY HILLS
Second Vice President, 7800 W. 95th STREET,
Name Address
HICKORY HILLS, ILL. 60457.

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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, inador 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 parts 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 my hand, Seal and seal of Mortgagors the day and year first above written.
Elmer R. Seagquist [SEAL] Janet I. Seagquist [SEAL]

STATE OF ILLINOIS
County of COOK
I, Joyce M. Nicholas
a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT
Elmer R. Seagquist and Janet I. Seagquist, his wife

are personally known to me to be the same persons who were subscribed to the foregoing
instrument, appeared before me to execute the same and acknowledged that they executed the same
and the said instrument as their free act and deed, and for the uses and purposes therein set forth.
Given under my hand and Notarial Seal this 7th day of November, 1974.
Joyce M. Nicholas, Notary Public

UNOFFICIAL COPY

Property of Cook County Clerk's Office

STATE OF ILLINOIS, } ss. Joyce M. Nicholas
County of Cook } a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT
Elmer R. Sequist and Janet I. Sequist, His Wife
who ARE personally known to me to be the same person S witness S subscribed to the foregoing
instrument, appeared before me this day in person and acknowledged that they executed, sealed and
delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.
Given under my hand and Notarial Seal this 18th day of September, 1974.
Joyce M. Nicholas Notary Public

UNOFFICIAL COPY

Page 2

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

1. Mortgages shall be paid...
2. Mortgages shall be paid...
3. Mortgages shall be paid...
4. Mortgages shall be paid...
5. Mortgages shall be paid...
6. Mortgages shall be paid...
7. Mortgages shall be paid...
8. Mortgages shall be paid...
9. Mortgages shall be paid...
10. Mortgages shall be paid...
11. Trustee or the holders of the note shall have the right to inspect the premises at all reasonable times and...
12. Trustee has no duty to examine the title, location, existence or condition of the premises, or to inquire into the validity of the signatures or the identity, capacity, or authority of the signatories on the note or trust deed, nor shall Trustee be obligated to record this trust deed or to exercise any power herein given unless expressly obligated by the terms hereof, not be liable for any acts or omissions hereunder, except to the extent of its own gross negligence or misconduct or that of the agents or employees of Trustee, and it may require indemnities satisfactory to it before exercising any power herein given.
13. Trustee shall release this trust deed and the lien thereof by proper instrument upon presentation of satisfactory evidence that all indebtedness secured by this trust deed has been fully paid and Trustee may execute and deliver a release hereof to and at the request of any person...
14. Trustee may resign by instrument in writing filed in the office of the Recorder or Registrar of Titles in which this instrument shall have been recorded or filed. In case of the resignation, inability or refusal to act of Trustee, the then Recorder or Deeds of the county in which the premises are situated shall be Successor in Trust. Any Successor in Trust hereunder shall have the identical title, powers and authority as are herein given Trustee, and any Trustee or successor shall be entitled to reasonable compensation for all acts performed hereunder.
15. This Trust Deed shall be binding upon Mortgagors and all persons claiming under or through Mortgagors, and all such persons and all persons liable for the payment of the indebtedness of any part thereof, note or this Trust Deed. The word "note" when used in this instrument shall be construed to mean the word whether "notes".

COOK COUNTY, ILLINOIS
FILED FOR RECORD

Dec 5 '74 3 08 PM

RECORDED IN DEEDS

#22925651

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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.

Identification No. 585320

CHICAGO TITLE AND TRUST COMPANY, Trustee.

J. Dennis Hels...

MAIL TO: BANK OF HICKORY HILLS
7800 W. 95th STREET
HICKORY HILLS, ILL. 60457

PLACE IN RECORDER'S OFFICE BOX NUMBER 533

FOR RECORDER'S INDEX PURPOSES
INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE