


COOK COUNTY ILLINOIS
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63-57-003A


TRUST DEED 22-979-642

CHICAGO TITLE AND TRUST COMPANY
 THE ABOVE SPACE FOR RECORDER'S USE ONLY
 THIS INSTRUMENT made January 28 1975 between William C. Simmons and Charlotte Simmons

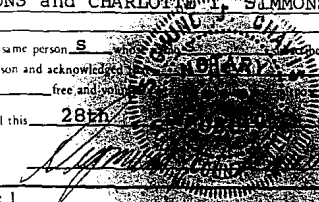
herein referred to as "Mortgagors" and
 CHICAGO TITLE AND TRUST COMPANY
 as Trustee herein referred to as TRUSTEE witnesseth
 THAT WHEREAS the Mortgagors are justly indebted to the legal holder or holders of the Instantant Note hereinafter described and legal holder or holders being herein referred to as Holders of the Note in the principal sum of **NINE THOUSAND ONE HUNDRED SIXTY-FIVE (\$9,165.00)** Dollars evidenced by a certain Instantant Note of the Mortgagors of even date herewith made payable to THE ORDER OF BEARER and delivered by and by which said Note the Mortgagors promise to pay the said principal sum of **NINE THOUSAND ONE HUNDRED SIXTY-FIVE (\$9,165.00)** Dollars on the **28th** day of **February** 1975 and **EIGHT HUNDRED THIRTY-FIVE** Dollars thereafter until said note is fully paid except that the final payment of principal if not sooner paid shall be due on the **31st** day of **December** 1975 in installments (including principal) as follows:

EIGHT HUNDRED & THIRTY-FIVE (\$835.00) Dollars on the 28th day of **February** 1975 and **EIGHT HUNDRED THIRTY-FIVE** Dollars on the **last** day of each month thereafter until said note is fully paid except that the final payment of principal if not sooner paid shall be due on the **31st** day of **December** 1975 in installments (including principal) as follows:

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 **JESSE A. BISHOP** 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 absolutely 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 their state right title and interest therein situate lying and being in the **CITY OF CHICAGO** COUNTY OF **COOK** STATE OF **ILLINOIS**:

Lots 1 and 2 in Block 2 in Ferguson's Birchwood Addition to Rogers Park, a Subdivision of part of the South East Fractional 1/4 of Section 30, lying Northeasterly of North Western Elevated Railroad Company's right-of-way and part of the South West fractional 1/4 of Section 29, lying North of Indian Boundary Line, all in Township 41 North, Range 14, East of the Third Principal Meridian.

11-29 300-020

which with the property hereinafter described is referred to herein as the "premises"
 TOGETHER with all improvements, fixtures, appurtenances thereto belonging, and all rights, title and interests therein and during all such times as Mortgagors may be entitled thereto, which are pledged primarily and on a party with said real estate 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, 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 unto the said Trustee its successors and assigns forever for the purpose 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
William C. Simmons [SEAL]
WILLIAM C. SIMMONS
Charlotte I. Simmons [SEAL]
CHARLOTTE I. SIMMONS
 STATE OF ILLINOIS }
 County of **COOK** }
 I, **SIGMUND J. CHAVIS**
 a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT **WILLIAM C. SIMMONS** and **CHARLOTTE I. SIMMONS** who are personally known to me to be the same person(s) signed, sealed and delivered the said Instrument as their free and sole act and deed, for the purposes herein set forth.
 Given under my hand and Notarial Seal this **28th** day of **January**, 19 **75**.

 Notary Public

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

Mortgagees shall not be bound by the provisions of this deed in any event in which they are not bound by the provisions of the deed as herein provided... (Text continues with legal provisions regarding mortgagees and their obligations)

Mortgagees shall pay for the cost of all general taxes and special assessments, water charges, sewer charges, and all other charges against the premises... (Text continues with provisions regarding tax and utility payments)

Mortgagees shall keep at their own expense the premises insured against loss of damage by fire, lightning or windstorm... (Text continues with provisions regarding insurance requirements)

In case of default of payment of any principal or interest... (Text continues with provisions regarding default and foreclosure procedures)

The Trustee of the premises shall have the right to make any payment to be authorized relating to taxes... (Text continues with provisions regarding trustee's duties and powers)

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Property of Cook County Recorder's Office

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IMPORTANT

THE SOLE SECURED BY THIS TRUST DEED SHOULD BE IDENTIFIED BY Chicago Title and Trust Company BEFORE THE TRUST DEED IS FILED FOR RECORD

Identification No.

CHICAGO TITLE AND TRUST COMPANY

By Rosemary Chicago

MAIL TO: Sigmund Klaves 69 W Washington Chicago, Illinois 60602

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

PLACE IN RECORDER'S OFFICE BOX NUMBER 533

END OF RECORDED DOCUMENT