

UNOFFICIAL COPY

TRUST DEED

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COOK COUNTY, ILLINOIS
FILED FOR RECORD

22 089 122

Charles R. Chew
RECORDER OF DEEDS

22089122

OCT 18 '72 1 33 PM THE ABOVE SPACE FOR RECORDERS USE ONLY

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THIS INDENTURE, made October 10, 1972, between CONRAD J. SKIBA AND VELIA SKIBA, HIS WIFE, herein referred to as "Mortgagor", and PULLMAN BANK 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 Holders of this Note, in the principal sum of FIVE THOUSAND AND NO/100 (\$5,000.00) 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 on the balance of principal remaining from time to time unpaid at the rate of 7 1/2 per cent per annum in instalments as follows:

ON OR BEFORE SIX (6) MONTHS

Dollars on the day of 19 and

Dollars on the day of each thereafter until said note is fully paid except the final payment of principal and interest, if not sooner paid, shall be due on the day of 19. 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 7 1/2 per cent 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 PULLMAN BANK & TRUST COMPANY in said City.

NOW, THEREFORE, the Mortgagors to secure 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 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 COUNTY OF COOK AND STATE OF ILLINOIS, to wit:

Lot One Hundred Twenty-two and the West Half of Lot One Hundred Twenty-One in George Mason's Addition to Pullman, being a Subdivision of Lots Forty-Eight and Forty-Nine in School Trustees Subdivision of Section Sixteen (16), Township Thirty-Seven North, Range Fourteen East of the Third Principal Meridian.

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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, in-door 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 of securing 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 conditions and provisions appearing on this page and on page two (the reverse side hereof) 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.

Conrad J. Skiba (SEAL)
CONRAD J. SKIBA (SEAL)

Velia Skiba (SEAL)
VELIA SKIBA (SEAL)

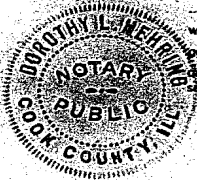
STATE OF ILLINOIS,

County of COOK

ss. *Dorothy L. Melruig*
I, a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT CONRAD J. SKIBA AND VELIA SKIBA, 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, including the release and waiver of the right of homestead.

GIVEN under my hand and Notarial Seal this 10th day of October, A. D. 1972



Dorothy L. Melruig
Notary Public.

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1. Mortgagors shall (1) promptly repair, restore or rebuild any building or improvements now or hereafter on the premises which may become damaged or be destroyed; (2) keep said premises in good condition and repair without waste, and free from mechanics or other liens or claims for lien not expressly subordinated to the lien hereof; (3) pay when due any indebtedness which may be secured by a lien or charge on the premises superior to the lien hereof, and upon request exhibit to the holder of the note, and in case of insurance about to expire, shall deliver renewal policies not less than ten days prior including additional and renewal policies; (4) complete within a reasonable time any building or buildings now or hereafter under construction; (5) pay when due any indebtedness which may be secured by a lien or charge on the premises superior to the lien hereof, and upon request exhibit to the holder of the note, and in case of insurance about to expire, shall deliver renewal policies not less than ten days prior including additional and renewal policies; (6) make no material alterations in said premises except as required by law or municipal ordinance.

IN THE EVENT OF THE SALE OR TRANSFER OF THE TITLE TO THE PREMISES DESCRIBED HEREIN, THE HOLDER OF THE NOTE SECURED HEREBY MAY AT ITS OPTION DECLARE THE ENTIRE AMOUNT OF THE INDEBTEDNESS TO BE IMMEDIATELY DUE AND PAYABLE.

IMPORTANT FOR THE PROTECTION OF BOTH THE BORROWER AND LENDER, THIS NOTE SECURED BY THIS TRUST DEED SHOULD BE IDENTIFIED BY THE TRUSTEE NAMED HEREIN BEFORE THIS TRUST DEED IS FILED FOR RECORD.

The Instalment Note mentioned in the within Trust Deed has been identified herewith under identification No. PULLMAN BANK AND TRUST COMPANY by Assistant Vice President Assistant Secretary

DELIVERER'S NAME PULLMAN BANK AND TRUST COMPANY STREET 400 East 11th Street CITY Chicago, Illinois

FOR RECORDERS INDEX PURPOSES INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE 113 W. 109th Street Chicago, Illinois 60628

RECORDER'S OFFICE NUMBER 413

END OF RECORDED DOCUMENT

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