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110-951, 150 NOIS TRUST DEED RD MAR | 2 02 PH '77

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PECORDER OF DEEDS \*23834964

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THIS INDEN' UR E, made M. COLON, His wife THE ABOVE SPACE FOR RECORDER'S USE ONLY

19 77 . between HERBERT B. COLON and CARMEN February 11,

PARKWAY BANK
herein referred to as 'M' rigagors," and XXMEXXMEXIXAND TRUST COMPANY, an Illinois corporation doing business in
Chicago, Illinois, herein referred to as TRUSTEE, witnesseth:
THAT, WHEREAS the Mortgorous are justly indebted to the legal holders of the Instalment Note hereinafter described, said
legal holder or holders being 'erei' referred to as Holders of the Note, in the principal sum of Twenty Two Thousand

Nine Hundred and no/10%ths-----(\$22,900.00) Dollars, evidenced by one certain Instalment total of the Mortgagors of even date herewith, made payable to THE ORDER OF

and delivered, in and by which said fore the Mortgagors promise to pay the said principal sum and interest from date of disbursement on ''.e. L'ance of principal remaining from time to time unpaid at the rate of Bi<sub>2</sub> per cent per annum in instaln ents (in Juding principal and interest) as follows: One Hundred Ninety

NOW, THEREFORE, the Mortgagors to secure the paterns, provisions and limitations of this trust deed, and it to be performed, and also in consideration of the sum of presents CONVEY and WARRANT unto the Trustee, its stille and literest therein, sligate, lying and the conversion of the provision of the provision of the conversion of the provision of the provision

made a part thereof.

Unit No. 3B, as delineated on the survey of the following described parcel of real estate: Lot 7 in Block 28 in Ravenswood Gardens, a subdivision of all that part of the West ½ of the Northeast ½ and the East ½ of Northwest ½ of Section 13, Township 40 North, Range 13, lying Northeast of Sanitary District Right-of-Way of (excepting therefrom the Right-of-Way of Northwestern Railroau) Eart of the Third Principal Meridian, in Cook County, Illinois. Which survey is attiched as Exhibit "A" to Declaration of Condominium made by Parkway Bank and Trust Company, as Trustee under Trust No. 1968, recorded in the Office of the Recorder of Cook County, Illinois, as document 22,424,990 together with an undivided 8.0479% interest in said parcel. (excepting from said parcel all the property and space comprising all the units as defined and set forth in said declaration and survey.)

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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 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 hand Lendert B. Colon Herbert B. Colon Commen M. Colon and seal \_\_\_\_\_ of Mortgagors the day and year first above written.

armen M. Colon	(SEAL)	TALKE
ATE OF ILLINOIS,	I. the undersigned	
unty or Cook		
3 1 1 1 1 0 0 C	personally known to me to be the same person S whose	name are subscribed to the
C \\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	I. the undersigned a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERT THAT Herbert B. Colon and Carmen M. Colon, his wife  personally known to me to be the same person S. whose name are subscribed to instrument, appeared before me this day in person and acknowledged signed, sealed and delivered the said Instrument as their free they.  Subscribed to sealed and delivered the said Instrument as their free they.	
PU DO Voluntary a	et, for the uses and purposes therein set forth.	
Give	n under my hand and Notarial Scal this 2 4 (2) day	yor telirenary 1927.

"may to: Form 807 Tru R. 11/75

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

1. Managears shall do promptly (pends; resture or schuld any buildings or improvements more or hereafter on the premises which may be restured to the prompt of the p

IMPORTANT!
FOR THE PROTECTION OF BOTH THE BORROWER AND
LENDER THE INSTALMENT NOTE SECURED BY THIS
TRUST DEED SHOULD HE HERT HERE BY CHICAGO TITLE
AND TRUST COMPANY, TRUSTEE, BEFORE THE TRUST
DEED IS FILED FOR RECORD.

THE COMMENSATION OF THE STATE O

The undersigned mortgagor covenants and agree: to pay to the mortgagee or bearer hereof on each principal and interest installment payment date, until the indebtedness secured by this mortgage is fully paid, an additional sum equal to one-twelfth (1/12th) of the annual premium for insurance carried in connection with said premises; all as of the annual premium for insurance carried in connection with said premises; all as estimated by the mortgagee or bearer, the mortgagor, concurrently with the disbursement of the loan, will also deposit with mortgagee or bearer an amount based upon the taxes and assessments an ascertainable or so estimated by the mortgagee, for taxes and assessments on said premises, on an accrued basis, for the period from January 1, succeeding ments on said premises, on an accrued basis, for the period from January 1, succeeding the year for which all taxes and assessments have been paid, to and including the date of the first deposit in this paragraph hereinabove mentioned. Such tax and insurance of the first deposit in this paragraph hereinabove mentioned. Such tax and insurance went of taxes and assessments, and renewal of such insurance policies, on said premises ment of taxes and assessments, and renewal of such insurance policies, on said premises will be and payable when they become due. If the funds so paid and deposited are insufficient to pay for such purposes, the mortgagor shall within ten (10) days after sufficient to pay for such purposes, the mortgagor shall within ten (10) days after sufficient to pay for such purposes, the mortgagor shall within ten (10) days after sufficient to pay for such purposes, the mortgagor of the same and nothing herein contained shall be construed as items before making payment of the same and nothing herein contained shall be construed as items before making payment of the same and nothing herein contained shall be construed as items before making payment of the same and nothing herein contained shall be construed as items before making payment o

The undersigned reserve the right to prepay this note in whole or in part any time, but the mortgagee may require payment of not more than six (6) months advance interest on that part of the aggregate amount of all prepayments on the note in one year, which exceeds twenty per cent (20%) of the original principal amount of the loan.

It is expressly agreed and understood by and between the parties hereto that in the event of the sale of the property, execution of Articles of Agreement, transfer of title or change in beneficial ownership to the aforementioned described real estate, without the prior written approval from the holder of the note secured by this instrument, then at the option of the holder of the note, the entire unpaid balance due on or under this instrument, to gether with accrued interest thereon, shall immediately become due and payable in full without notice to anyone.

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	O <sub>x</sub>	
	PARKWAY BANK AND TRUST COMPANY MAIL TO: 4777 N. Harlem Discribed Discribed Departs Held.	<i>y</i>
	Harwood Heights, Illinois 606562839_W. Lawrence_Avenue_(3B)_	
	PLACE IN RECORDER'S OFFICE BOX NUMBER 475 Chicago, Illinois 23834984	

END OF RECORDED DOCUMENT