

UNOFFICIAL COPY

JUL 07 63-92-781L

TRUST DEED RECORDED FOR

23 134 528

RECORDED IN BOOK 63-92-781L

Deliver To
Recorder's Office JUL 7 11 03 AM '75
Box No. 413

*23139528

THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE, made June 28 19 75, between Jane S. Champlin & Carol Alwin
herein referred to as "Mortgagor", and

HERITAGE/PULLMAN BANK

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
Eight Thousand Five Hundred and no/100 (\$8,500.00) Dollars,
evidenced by a 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— Nine (9) per cent per annum in instalments as follows:
—One Hundred Seventy Six and 45/100 (\$176.45)—

Dollars on the 1st day of August 19 75 and
One Hundred Seventy Six and 45/100 (\$176.45)
Dollars on the 1st day of each Month thereafter until said note is fully paid except the final payment of
principal and interest, if not sooner paid, shall be due on the 1st day of June 1980; 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 nine 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 ~~XXXXXXXXXXXXXXXXXXXX~~ in said City.

NOW, THEREFORE, the Mortgagors to and for their heirs and assigns, do hereby acknowledge, do by these presents CONVEY and WARRANT unto the
Trustee, its successors and assigns, the following described Real Estate, and of all their estate, right, title and interest therein, situate, lying and being in the
COUNTY OF COOK AND STATE OF ILLINOIS,
to wit:

Lot 30 in Block 1 in Second Addition to Downer Manor being a subdivision in
the South half of the North West quarter of Section 6, Township 35 North,
Range 14, East of the Third Principal Meridian according to the plat thereof
recorded October 18, 1950 as document 14930238 in Cook County, Illinois

500

HERITAGE BANK OF COUNTRY CLUB HILLS
Name: *Christa Kasper*
COUNTRY CLUB HILLS, ILLINOIS

23 134 528

which, with the property hereinafter described, is referred to herein as the "premises."
TOGETHER with all improvements, furnishings, equipment, 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 known or known to be 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 purposes, and upon the terms of this Trust
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 laws 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 seal of Mortgagors the day and year first above written.
Jane S. Champlin (SEAL) *Carol Alwin* (SEAL)
Jane S. Champlin (SEAL) Carol Alwin (SEAL)

STATE OF ILLINOIS,)
County of Cook) ss. I, *Patricia Albery*
a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT
Jane S. Champlin and Carol Alwin
who are personally known to me to be the same persons whose names subscribed to the fore-
going 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 28th day of June, A.D. 1975



Patricia Albery
NOTARY PUBLIC
MY COMMISSION EXPIRES MAY 1977
ISSUED IN COOK COUNTY, ILLINOIS

1. Mortgages 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 mechanic's or other liens or claims for liens 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 satisfactory evidence of the discharge of such prior lien to Trustee or to holders of the note, or complete within a reasonable time any building or building now or at any time in process of erection upon said premises; (5) comply with all requirements of law or municipal ordinances with respect to the premises and the use thereof; (6) make no material alterations in said premises except as required by law or municipal ordinance.

IN THE EVENT OF THE DEATH OF THE MORTGAGOR, THE TRUSTEE OF THIS TRUST DEED SHALL HAVE THE RIGHT TO TAKE POSSESSION OF THE PREMISES DESCRIBED HEREIN AND TO CONVEY THE SAME TO THE SUCCESSOR OF THE MORTGAGOR, WHOSE NAME SHALL BE SET FORTH IN THE INSTRUMENT WHICH THIS TRUST DEED IS FILED FOR RECORD. THE TRUSTEE SHALL HAVE THE RIGHT TO TAKE POSSESSION OF THE PREMISES DESCRIBED HEREIN AND TO CONVEY THE SAME TO THE SUCCESSOR OF THE MORTGAGOR, WHOSE NAME SHALL BE SET FORTH IN THE INSTRUMENT WHICH THIS TRUST DEED IS FILED FOR RECORD.

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

Form with fields for NAME, STREET, CITY, INSTRUCTIONS, RECORDER'S OFFICE BOX NUMBER 413, and a signature line for Assistant Vice President / Assistant Secretary.