

# UNOFFICIAL COPY

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This instrument was prepared by  
JOSEPH B. CAREY, JR., Attorney-at-Law  
5045 Oakton, Skokie, Ill. 60076



## TRUST DEED

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THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made June 30<sup>th</sup> 1975, between GEORGE J. KAFKA, JR., and  
PHYLLIS M. KAFKA, his Wife

herein referred to as "Mortgagors," and  
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 hereinafter referred to as Holders of the Note, in the principal sum of **Fifteen Thousand Five Hundred and 00/100 (\$15,500.00)** Dollars, evidenced by one certain Instalment Note of the Mortgagors of even date herewith, made payable to THE ORDER OF BEARER

and delivered, in and by which said Note the Mortgagors promise to pay the said principal sum and interest from July 1, 1975 \_\_\_\_\_ the balance of principal remaining from time to time unpaid at the rate of eight (8%) \_\_\_\_\_ per annum in installments (including principal and interest) as follows

One hundred sixty-seven and 79/100 (\$167.79) dollars on the 1st day of August 1975, One hundred sixty-seven and 79/100 (\$167.79) dollars on the First day of each month thereafter until said note is fully paid except that the final payment of principal and interest, if not sooner paid, shall be on the 1st day of July 1987

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 same rate of interest 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 Rosanna Warner, 3334 N. Oakley in said City.

NOW, THEREFORE, the Mortgagors to secure the payment of the said principal sum of money and 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 hereby present COUNTER and WARRANT unto the Trustee, its successors and assigns, the following described Real Estate and all of their estate, right, title and interest therein, situated, lying and being in the

COUNTY OF COOK AND STATE OF ILLINOIS, TOWN

Lot 11 (except the North 40 feet thereof and lot 12 in Block 4 in Grayland being a Subdivision of the North West quarter of Section 22, Township 40 North, Range 13, East of the Third Principal Meridian, (except the 10 acres in the North East corner thereof) in Cook County, Illinois

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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 the 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 thereon or thereon used to supply heat, gas, air conditioning, water, light, power, refrigeration (whether single stage or multi-stage), air velocity, including (without restricting the foregoing), screens, window shades, storm doors and windows, floor coverings, major heating, air conditioning, steam 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 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 hand of George J. Kafka and wife Phyllis M. Kafka the day and year first above written.

George J. Kafka, Jr.

[SEAL]

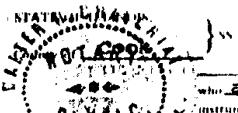
Phyllis M. Kafka

[SEAL]

[SEAL]

[SEAL]

[SEAL]



I, a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT George J. Kafka, Jr., and Phyllis M. Kafka,

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.

Given under my hand and Notarial Seal this

30<sup>th</sup> day of June 1975.  
Helen K. Chalmers Notary Public

Form 807 R 1 69 Tr. Deed, Indiv., Instal.-incl. Int.

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