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6611 South Lowe



TRUST DEED

23 157 643

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THE ABOVE SPACE FOR RECORDER'S USE ONLY

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This document prepared by Mildred Ellison - 10725 South Western Ave. Chicago, Illinois 60643

THIS INSTRUMENT, made April 1, 1975, between William Thomas and Evelena Thomas, 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 herein referred to as Holders of the Note, in the principal sum of Nine Thousand Three Hundred Twenty Four and 06/100----- 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 April 1, 1975 on the balance of principal remaining from time to time unpaid at the rate of Seven per cent per annum in instalments (including principal and interest) as follows:

One Hundred Thirty Eight and No/100----- (Dollars on the ----- first day of April 1975 and One Hundred Thirty Eight and No/100----- (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 due on the First day of June 1982

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 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 ----- 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 conditions 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 right, title and interest therein, situate, lying and being in the COUNTY OF COOK AND STATE OF ILLINOIS,

to wit: Lot 24 and the North 11-1/2 Feet of Lot 23 in Eva R. Perry's Resubdivision of Block 18 of Linden Grove Subdivision of the West 35 Acres of the North 70 Acres and the South 90 Acres of the Northwest Quarter of Section 21, Township 38 North, Range 14, East of the Third Principal Meridian in Cook County, Ill.

(1/12th of the yearly tax and insurance premiums, or approximately \$37.00 monthly shall be paid in addition to the monthly payment hereunder)

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 (in 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 are necessarily) 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, masonry 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 uses and trusts herein set forth, unto the full payment of all principal 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 irrevocably release and waive.

This instrument consists of two pages. The covenants, conditions and provisions appearing on page 2 (the reverse side of this instrument) incorporated herein by reference and are a part hereof and shall be binding on the mortgagors, their heirs, successors and assigns.

Witness my hand and seal ----- of Mortgagors the day and year first above written. [SEAL] X William Thomas [SEAL] [SEAL] X Evelena Thomas [SEAL]

STATE OF ILLINOIS,) I, Mary Bennett, a Notary Public in and for the County of Cook in the State aforesaid, DO HEREBY CERTIFY THAT County of Cook)

who ----- personally known to me to be the same person ----- whose name ----- subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that ----- signed, sealed and delivered the said instrument as ----- free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 28th day of July, 1975. Mary Bennett Notary Public

Notarial Seal

23 157 643

