

UNOFFICIAL COPY

TRUST DEED

23 249 439

SEP 27 1975

THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE made September 27 1975 between

-----Alfred E. Austin (Divorced and not remarried)-----

herein referred to as "Mortgagors", and

THE BANK & TRUST COMPANY OF ARLINGTON HEIGHTS,

an Illinois corporation doing business in Arlington Heights, 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 Ten Thousand and no/100----- Dollars, evidenced by one certain Instalment Note of the Mortgagors of even date herewith, made payable to THE ORDER OF BUREAU OF REAL ESTATE and delivered in and by which said Note the Mortgagors promise to pay the said principal sum and interest from September 27 1975----- on the balance of principal remaining from time to time unpaid at the rate of 8.50 percent per annum in instalments as follows: One Hundred Twenty Three and 99/100-----

Dollars on the first day of November 1975 and One Hundred Twenty Three and 99/100-----

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 October 1975.

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 on principal, provided that the principal of each instalment unless paid when due shall bear interest at the rate of 8.50 percent per annum, and all of said principal and interest being made payable at such banking house or trust company in Arlington Heights, 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 Northwest Trust

and Savings Bank----- 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 agreements herein contained, by the Mortgagors to be performed, and also in consideration of the sum of One Dollar in hand paid to the Trustee whereof is hereby acknowledged, do by these presents CONVEY and WARRANT unto the Trustee, his successors and assigns, the following described Real Estate and all of their estate, right, title and interest therein, situate, lying and being in the Village of Elk Grove, COUNTY OF COOK AND STATE OF ILLINOIS, to-wit:

Lot 83 in Branigan's Forest View Estates, a subdivision of part of Section 28, Township 41 North, Range 11, East of the Third Principal Meridian, according to the Plat thereof recorded September 9, 1953 as document 633661, in Cook County, Illinois**

500 MAIL

THIS INSTRUMENT WAS PREPARED BY
RONALD A. RAUCCI
EST. TRUST & SAVINGS BANK
ARLINGTON HEIGHTS, ILLINOIS 60005

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 indebted therein, which are pledged primarily and in a priority with said real estate and not secondarily, and all apparatus, equipment, fixtures, furniture or other articles therein or thereon used to supply heat, gas, air conditioning, water, light, power, refrigeration (whether single units or central systems) and ventilation including (without restricting the foregoing) wires, window shades, storm doors and windows, their coverings, radiator parts, swings, 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 fixtures 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, his 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 and seal of Mortgagors the day and year first above written

REAL: Alfred E. Austin [REAL]

REAL: [REAL]

STATE OF ILLINOIS: Ronald A. Raucci

County of Cook: I do hereby certify that Alfred E. Austin, (Divorced and not remarried)

which persons known to me to be the same person whose name is subscribed to the foregoing instrument appeared before me and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act and the uses and purposes therein set forth, including the release and waiver of the right of redemption.

Given under my hand and official seal this 27th day of September 1975.

