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GEORGE E. COLE
LEGAL FORMS

FORM No. 206
May, 1968

BOOK 5334
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RECORDED
INDEXED

TRUST DEED (Illinois)
For use with Note Form 144B
(Monthly payments including interest)

Nov 18 1 59 PM '75

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The Above Space For Recorder's Use Only

THIS INSTRUMENT, made November 3, 1975, between Frank Spencer and Patricia Spencer, his wife, hereinafter referred to as "Mortgagors," and Argo State Bank, an Illinois Banking Corporation,

herein referred to as "Trustee," witnesseth that Whereas Mortgagors are justly indebted to the legal holder of a principal promissory note, termed "Installment Note," of even date herewith, executed by Mortgagors, made payable to Trustee

and delivered, in and by said note Mortgagors promise to pay the principal sum of Thirty-two Thousand Six Hundred Twenty-five and no/100 Dollars, and interest from date hereof

on the balance of principal remaining from time to time unpaid at the rate of 5 3/4 per cent per annum, such principal sum and interest to be payable as follows: Thirty-two Thousand Six Hundred Twenty-five and no/100 Dollars on the 3rd day of November, 1976, and on the same day of each month thereafter until the 3rd day of November, 1976; all such payments on account of the indebtedness evidenced by said note to be applied first to accrued and unpaid interest on the unpaid principal balance and the remainder to principal, the portion of each said installment constituting principal, in the event not paid when due, to bear interest after the date for payment thereof, at the rate of highest rate provided by law until it be made payable at Argo State Bank

or at such other place as the legal holder of the note may, from time to time, in writing appoint, which note further provides that at the election of the legal holder thereof and without notice, the principal sum remaining unpaid thereon, together with accrued interest thereon, shall become at once due and payable at the place of payment as aforesaid in case default shall occur in the payment, when due, of any installment of principal or interest in accordance with the terms thereof or in case it shall so occur and continue for three days in the performance of any other agreement contained in this Trust Deed in which event election may be made at any time after the expiration of said three days, without notice, and that all parties thereto severally waive presentment for payment, notice of dishonor, protest and notice of protest

NOW HEREBY, to secure the payment of the said principal sum of money and interest in accordance with the terms, provisions and limitations of the above mentioned note and 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, Mortgagors by these presents CONVEY and WARRANT unto the Trustee, its or his successors and assigns, the following described Real Estate, and all of their estate, right, title and interest therein, situate, being and to be in the Village of Summit, COOK COUNTY, ILLINOIS, to wit:

Lot 34 in Block 1 in Argo Real Estate Improvement Corporation Harlem Avenue and 63rd Street Subdivision of the East 1/2 of the North East 1/4 of Section 24, Township 38 North, Range 12, East of the Third Principal Meridian.

* Or in case the undersigned shall without prior written consent of the holder or holders hereof sell, assign, transfer or lease the real estate subject to this Trust Deed,

which, with the property hereinafter described, is referred to herein as the "premises."

TO HAVE AND TO HOLD, with all appurtenances, benefits, covenants and appurtenances thereto belonging, and all rents, issues and profits thereof for and to the use and benefit of the Mortgagors may be entitled thereto, which rents, issues and profits are to be paid primarily and on a parity with and to all other debt secured by a mortgage on which rents, issues and profits are to be paid, to the legal holder of the note, including (without restricting the foregoing) electric, gas, water, light, power, refrigeration and air conditioning (whether single units or centrally controlled), and ventilation, including (without restricting the foregoing) electric, window shades, awnings, storm doors and windows, floor coverings, radiator covers and water heaters. All of the foregoing are to be a part of the mortgaged premises whether physically attached thereto or not, and it is agreed that all buildings and additions and all signs or other apparatus, equipment or articles hereafter placed on the premises by Mortgagors or their successors or assigns shall be a part of the mortgaged premises.

TO HAVE AND TO HOLD the premises unto the said Trustee, its or his successors and assigns, forever, for the purpose and upon the use and limitation set forth herefrom, 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 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 hereby are made a part hereof the same as though they were here set out in full and shall be binding on Mortgagors, their heirs, successors and assigns.

Witness my hands and seals of My Office, this 3rd day and year first above written

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)

Frank Spencer

Patricia Spencer

(Seal)

5 00 (Seal)

NOTARY PUBLIC
COOK COUNTY, ILLINOIS
NOTARY PUBLIC
COOK COUNTY, ILLINOIS

I, the undersigned, a Notary Public in and for the State of Illinois, DO HEREBY CERTIFY that Frank Spencer and Patricia Spencer, his wife, 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 to me the said instrument as their own free act and deed, and believed the said instrument to be a true and correct statement of the contents and purposes therein set forth, including the release and waiver of the rights of homestead.

Executed and acknowledged in my presence and before me on this 3rd day of November, 1975, at Argo, Illinois.

This instrument was prepared by Joyce Healy of Argo State Bank, Summit, IL

ARGO STATE BANK
63rd St & Harlem

NAME: Argo State Bank

THE ABOVE INSTRUMENT IS FOR BENEFICIAL PURPOSES ONLY AND IS NOT A PART OF THE RECORD.

MAILING ADDRESS: P.O. Box 533, Summit, IL 60081

23 297 152

BOX 533

