

UNOFFICIAL COPY

TRUST DEED

24499043

FORM B

THE ABOVE SPACE FOR RECORDS USE ONLY

THIS INDENTURE, made June 13th 1978, between

HARRY W. CZERNIAK JR. AND JUDITH S. CZERNIAK, HIS WIFE, IN JOINT TENANCY

herein referred to as "Mortgagors," and

SYLVIA WEINRESS

of 105 West Adams Street, Chicago, Illinois 60603, herein referred to as TRUSTEE, witnesseth:

THAT, WHEREAS the Mortgagors are jointly indebted to the legal holder or holders of the installment Note hereinafter described, said legal holder or holders being herein referred to as Holders of the Note, in the principal sum of Twelve Thousand Nine Hundred Thirty Two and 00/100 Dollars, advanced by one certain Installment Note of the Mortgagors of even date herewith, made payable to BEARER

EQUITABLE FINANCE CORPORATION

and delivered, in and by which said Note the Mortgagors promise to pay the said principal sum with interest included at the rate of \$ 12.50% ~~per \$100000~~ per annum payable as follows: \$ 215.54 on the 13th day of July, 1978, and \$ 215.54, or more, on the 13th day of each month thereafter until this note is fully paid. The principal of each of said installments unless paid when due shall bear a Delinquency Charge of 5 per cent or \$5.00 maximum if in default for more than 10 days, and in addition reasonable costs of collection, including reasonable attorneys' fees. Said payments are to be made at the office of EQUITABLE FINANCE CORPORATION, 105 WEST ADAMS STREET, CHICAGO, ILLINOIS 60603.

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 in fulfillment 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 by these presents CONVEY and WARRANT unto the Trustee, its successors and assigns, the following described Real Estate and all of their estate, right, title and interest therein, situate, lying and being in the

to wit:

COUNTY OF

AND STATE OF ILLINOIS

Lot 185 in Charles I. Creed's Subdivision of part of North 25 chains of the East $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 36, and a subdivision of Lots 1, 2 and part of Lot 3 and Vacated Streets adjoining said Lots in Beverly Park Subdivision in said Southwest $\frac{1}{4}$ of Section 36, Township 38 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

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

TOGETHER with all improvements, easements, encumbrances, fixtures, and appurtenances thereon 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 as a part of said real estate and not secondarily), 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 utilities including (without limiting the foregoing), sewers, windows shades, awnings, porches, patios, swimming pools, 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 on 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 said Trustee, its successors and assigns, forever, for the purposes, and to 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 title to and specific 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, S., and seal, S., of Mortgagors the day and year first above written.

SEAL: *Harry W. Czerniak Jr.* SEAL:

SEAL: *Judith S. Czerniak* SEAL:

STATE OF ILLINOIS,

I, David Levy

as a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT Harry W. Czerniak Jr. and Judith S. Czerniak, his wife,

County of Cook

whom I personally know to be the same person, S., whose names are subscribed to the foregoing Instrument, appeared before me this day in person to acknowledge that they are the legal owners of the premises described in said Instrument as their free and voluntary act, for the uses and purposes therein expressed, and that they have read and understand the contents and meaning of the same, and that they have not been coerced, defrauded or misled, and that they have not been deprived of the right of homestead.

GIVEN under my hand and Notarial Seal this 13th day of June, 1978.

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Page 1

THE COVENANTS, CONDITIONS AND PROVISIONS REFERRED TO ON PAGE 1 THE REVERSE SIDE OF THIS TRUST DEED:

Mortgagee shall...
1. Mortgagee shall pay before any...
2. Mortgagee shall...
3. Mortgagee shall...
4. In case of default...
5. The Trustee of the holders of the note...
6. Mortgagee shall...
7. When the mortgagee...
8. The proceeds of any foreclosure...
9. Trustee of any...
10. In addition for the enforcement...
11. Trustee has no duty...
12. Trustee shall...
13. Trustee may...
14. This Trust Deed...
15. In case of the death...

578 JUN 20 PM 3 00

RECORDERS OF DEEDS
CITY OF CHICAGO

JUN-20-78 75551 24499043 REC 0.00

IMPORTANT
FOR THE PROTECTION OF BOTH THE BORROWER AND LENDER
THE NOTE SECURED BY THIS TRUST DEED SHOULD BE IDENTIFIED
BY THE TRUSTEE NAMED HEREIN BEFORE THE TRUST DEED
IS FILED FOR RECORD

The Instrument mentioned in the within Trust Deed has been identified
herein under Identification No. 3674
SYLVIA WEINRES
Sylvia Weinres
as Trustee.

NAME
STREET
CITY
OR
INSTRUCTIONS

10.00

FOR RECORDERS INDEX PURPOSES
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE
2801 W. 85th Place
Chicago, Illinois 60652
Czern iak

24499043
24499043

END OF RECORDED DOCUMENT