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COOK COUNTY ILLINOIS
FILED FOR RECORD

William R. Olson
RECORDED FOR DEED

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TRUST DEED

24 514 739

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THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE

June 27, 1978, between

FRANK SIKARAS AND HELEN SIKARAS, 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, witness 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 Sixty Thousand and No/100ths-----(\$60,000.00)----- Dollars, evidenced by one certain Installment 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 the date hereof of 9 3/4% per cent per annum in installments (including principal and interest) as follows:

Six Hundred Thirty Five and 75/100ths-(\$635.75)- Dollars on the First day of September 1978 and Six Hundred Thirty Five and 75/100ths Dollars \$635.75 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 August 1993. 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 payments being made payable at such banking house or trust company in Chicago. In the absence of such appointment, then at the office of THE FIRST COMMERCIAL BANK in said City.

NOW, THEREFORE, the Mortgagors to secure the payment of the said principal sum and interest as aforesaid with the terms, provisions and limitations of this trust deed, and the performance of the covenants and agreements hereinafter 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 by the Mortgagors CONVEY and WARRANT unto the Trustee its successors and assigns the following described Real Estate and all other rights appurtenant thereto, situate, lie and being in the County of COOK AND STATE OF ILLINOIS,

Lot 1 in the Resubdivision of Lot 1 in Block 34 in Rogers Park in the North East quarter of Section 31, Township 4 North, Range 14 East of the Third Principal Meridian, Cook County, Illinois

10.00

THIS INSTRUMENT WAS PREPARED BY
Mary J. Wagner
THE FIRST COMMERCIAL BANK
6945 N. Clark St.
Chicago, Ill. 60626

which, with the property hereinafter described, is referred to herein as the Premises TOGETHER with all improvements, easements, covenants, fixtures, and appurtenances thereto, including and all rents, issues and profits thereof for so long and during all such times as Mortgagors may be entitled thereto, which are pledged, mortgaged and of a part 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 units or centrally controlled), and ventilation including, without restricting the foregoing, awnings, screens, window shades, storm doors and windows, floor coverings, inlaid 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, free from all rights and benefits under and by virtue of the Homestead Exemption Law 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 S. of Mortgagors the day and year first above written.
FRANK SIKARAS | SEAL | HELEN SIKARAS | SEAL |

STATE OF ILLINOIS,)
I, MARY WAGNER)
Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT
FRANK SIKARAS and HELEN SIKARAS, his wife

COOK
NOTARY PUBLIC

who are personally known to me to be the same person, S. whose name S. 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 27th day of June, 1978.

Mary Wagner Notary Public

24 514 739

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

1. Mortgagors shall promptly repair, rebuild or rebuild any building or improvement situated on said premises insured against fire, lightning or other perils which may become damaged or destroyed...

2. Mortgagors shall pay before the maturity date and when upon written request, furnish to Trustee or to holders of the note duplicate receipts therefor. To prevent default hereunder...

3. Mortgagors shall keep all buildings and improvements now or hereafter situated on said premises insured against fire, lightning or other perils under policies providing adequate insurance...

4. The Trustee or the holder of the note may, without making full or partial payment or performing any act herebefore required of mortgagors...

5. The Trustee or the holder of the note may, without making full or partial payment or performing any act herebefore required of mortgagors...

6. When the indebtedness secured by this note is not being paid in accordance with the terms hereof, the Trustee or the holder of the note may, without making full or partial payment...

7. The Trustee or the holder of the note may, without making full or partial payment or performing any act herebefore required of mortgagors...

8. The Trustee or the holder of the note may, without making full or partial payment or performing any act herebefore required of mortgagors...

9. The Trustee or the holder of the note may, without making full or partial payment or performing any act herebefore required of mortgagors...

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13. The Trustee or the holder of the note may, without making full or partial payment or performing any act herebefore required of mortgagors...

14. The Trustee or the holder of the note may, without making full or partial payment or performing any act herebefore required of mortgagors...

15. This Trust Deed and all provisions hereof shall extend to and be binding upon Mortgagors and all persons claiming under or through Mortgagors...

16. Mortgagors agree to maintain their principal bank accounts with the original note holder during the term of the loan.

17. Mortgagors shall deposit each month in an escrow with the note holder an amount equal to one-twelfth of the estimated annual real estate taxes and insurance premiums...

IMPORTANT

THE NOTE SECURED BY THIS TRUST DEED SHOULD BE IDENTIFIED BY Chicago Title and Trust Company BEFORE THE TRUST DEED IS FILED FOR RECORD

Identification No. 629633 CHICAGO TITLE AND TRUST COMPANY, Trustee. By [Signature] Ass't. Trust Officer

MAIL TO: THE FIRST COMMERCIAL BANK 6945 N. Clark St. Chicago, Ill. 60626

FOR RECORDER'S INDEX PURPOSES INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE 6978 N. Clark/1755 W. Lunt Chicago, Ill. 60626

PLACE IN RECORDER'S OFFICE BOX NUMBER

BOX 333

PROPERTY OF RECORDED DOCUMENT

24 514 739