

TRUST DEED

24 520 94b

Form 807 Rev.

THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE, made June 29, 1978, between

John T. Monaghan and Nancy Monaghan, his wife

10.00 a National

herein referred to as "Mortgagors," and UNION NATIONAL BANK OF CHICAGO, a National Banking Association 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 Twenty Eight Thousand and no/100ths * * * * * 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 9 1/2 per cent per annum in instalments as follows: Three Hundred Sixty Two & 32/100ths (\$362.32)

Dollars on the 1st day of September 1978 and Three Hundred Sixty Two & 32/100ths (\$362.32) Dollars on the 1st 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 1st day of August 1988. 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 seven per cent 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 Union National 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, the receipt whereof is hereby acknowledged, do hereby 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 Village of Flossmoor COUNTY OF Cook AND STATE OF ILLINOIS,

Parcel No. 1: The South 13 Feet of North 313 Feet of that part of Lot 8 lying West of a line 210 feet West of and Parallel to West line of Homewood Avenue (now Western) Subdivision of 18 1/2 acres of the North East Quarter of Section 12, Township 35 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel No. 2: That part of the South 100 feet of the North 300 feet of Lot 8 lying West of a line 210 feet West of and parallel with the West line of Homewood Avenue in the Subdivision of 18 1/2 acres of the North East Quarter of Section 12, Township 35 North, Range 13, East of the Third Principal Meridian, according to the plat thereof recorded May 1, 1908 as Document 4196303, in the Village of Flossmoor, in Cook County, Illinois.

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 as 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 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 ventilation, including (without restricting the foregoing), screens, window shades, storm doors and windows, floor coverings, inador 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 Laws of the State of Illinois, which said rights and benefits the Mortgagors do hereby expressly release and waive.

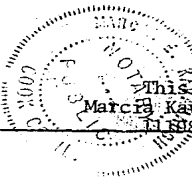
This trust deed consists of two pages. The covenants, conditions and provisions appearing on page 2 (the reverse side of this trust deed) are incorporated herein by reference and are a part hereof and shall be binding on the mortgagors, their heirs, successors and assigns.

WITNESS the hand..... and seal..... of Mortgagors the day and year first above written.

John T. Monaghan [SEAL] Nancy Monaghan [SEAL] John T. Monaghan [SEAL] Nancy Monaghan [SEAL]

STATE OF ILLINOIS, I, Marcia E. Kavanaugh ss. a Notary Public in and for and residing in said County, in the State aforesaid. DO HEREBY CERTIFY THAT County of Cook John T. Monaghan and Nancy Monaghan, his wife

who are 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 that they signed, sealed and delivered the said Instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.



GIVEN under my hand and Notarial Seal this 30th day of June A. D. 19 78. This instrument was prepared by: Marcia E. Kavanaugh, Notary Public, 1838 S. Michigan, Chicago 60628

PNTI 18970 CC-1 Oaef

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

1. Mortgagors shall (1) promptly repair, restore or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or be destroyed; (2) keep said premises in good condition and repair, without waste, and free from mechanics or other liens or claims for lien not expressly subordinated to the lien hereof; (3) pay when due any indebtedness which may be secured by a lien or charge on the premises superior to the lien hereof, and upon receipt exhibit satisfactory evidence of the discharge of such prior lien to Trustee or to holders of the note; (4) complete within a reasonable time any building or buildings now or at any time in process of erection upon said premises; (5) comply with all requirements of law or municipal ordinances with respect to the premises and the use thereof; (6) make no material alterations in said premises except as required by law or municipal ordinance.

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JUL 6 78 10 17 AM
FILED FOR RECORD
COOK COUNTY, ILLINOIS

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 Installment Note mentioned in the within Trust Deed has been identified herewith under Identification No. 1734

UNION NATIONAL BANK OF CHICAGO, as Trustee,
by *[Signature]*

D NAME Union Natl Bk of Chgo
E STREET 11108 S. Michigan Ave
I CITY Chicago, IL 60628
V
E
R
Y INSTRUCTIONS OR
RECORDERS'S OFFICE BOX NUMBER 15

FOR RECORDERS INDEX PURPOSES
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE

END OF RECORDED DOCUMENT