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TRUST DEED

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- Jakanny Kill Killy RECORDER OF DEEDS *24090973

THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made

August 31,

1977 , between

Slavko Stojanovic and Snezana Stojanovic, 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, witnesseth:

T IAT, WHEREAS the Mortgagors are justly indebted to the legal holders of the Instalment Note hereinafter described, said Lp L'older or holders being herein referred to as Holders of the Note, in the principal sum of

evidence, b) 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 September 27, 1977 on the balance of principal remaining from time to time unpaid at the rate of 8-3/4 per cent; annum in instalments (including principal and interest) as follows:

in writing appoint, and in absence of such appoint in t, then at the office of Bank of Bellwood

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 performence of the covenants and agreements herein contained, by the Mortgagors to be performed, and also in consideration of the sum of One polar in hand paid, the receipt whereof is hereby acknowledged, do by these presents CONVEY and WARRANT unto the Trustee, its successors are a given the Collowing described Real Fstate and all of their estate, right, title, and interest therein, situate, lying and being in the Village of Bellwood COUNTY OF Cook.

AND STATE OF ILLINOIS, to will

Lot 16 in Block 2 in Hulbert's St. Charles Road Subdivision Being a-Subdivision in the North East t of Soction 8, Township 39 North, Range 12 East of the Third Principal Meridian South of the Indian Boundary Line According to the Plat Theric. Recorded April 21, 1925 as Document No. 8872519 in Cook County, Illinois.

PREPARED BY: Bank of Bellwood

219 S. Mannheim Road Bellwood, Illinois Mary Jane Reigart

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

TOGETHER with all improvements, tonements, easymments, fixtures, and appurtenances thereto belonging, and all gits, issues and profits thereof for so long and during all such times as Mortgagots may be entitled thereto (which are pledged primarily and one 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, retrigeration (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 wat y heaters. All of the foregoing are declared to be a part of said real estate whether physically attached therefor or not, and it is agreed that all your and it is agreed that all your outparatus, equipment or articles hereafter placed in the premises by the mortgagors or their successors or assigns shall be considered as econs, it ding part of the real estate.

equipment or articles hereafter placed in the premises of the horizoness of the horizoness 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 successors and assigns. WITNESS the hand 8 and seal 8 of Mortgag	I are a part hereof and shall be binding on the mortgagors, their heirs, ors the day and year first above Arritten.	
[SI	EAL! Suchaud oty aussessal!	
STATE OF ILLINOIS, SS. a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT Slavko Stojanovic and Snozana Stojanovic, his wife with personally known to me to be the same persons whose name so are subscribed to the personally known to me to be the same persons and acknowledged that they signed, scaled and delivered the said Instrument as their free and reduntary act, for the uses and purposes therein set forth. Given under my hand and Notarial Scal this 31st day of Angust 19 77.		
Notarial Scal	May an Jegat Notary Public	
Form 807 Trust Deed — Individual Mortgagor — Secures One Inst	alment Note with Interest Included in Payment.	

Page 1

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Page 2

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

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

1. Mortgagore shall day promptly reputs, resource or rebuild any buildings of improvements more or beneflor on the promises which may be accurately as first a change or claims for into at expectally submitted or the promises of the control of the promises of the prompts of the promises of the prompts of the pro

herein given Trustee.

15. This Trust Deed and all provisions hereof, shall extend to and be binding upon Mortgagors and all persons claiming under or through Mortgagors, and the word "Mortgagors" when used herein shall include all such persons and all persons liable for the payment of the indebtedness or any part thereof, whether or not such persons shall have executed the note or this Trust Deed. The word "mote" when used in this instrument shall be construed to mean "notes" when more than one note is used.

16. Before releasing this trust deed, Trustee or successor shall receive for its services a fee as determined by its rate schedule in effect when the release deed it is sued. Trustee or successor shall be compensation for any other act or service performed under any provisions of this trust deed. The provisions of the "Trust And Trustees Act" of the State of Illinois shall be applicable to this trust deed.

- 17. & 18. See-Rider attached ne	reto and made a part-thereor.
IMPORTANT! FOR THE PROTECTION OF BOTH THE BORROWER AND LENDER THE INSTALMENT NOTE SECURED BY THIS TRUST DEED SHOULD BE IDENTIFIED BY CHICAGO TITLE AND TRUST COMPANY, TRUSTEE, BEFORE THE TRUST DEED IS FILED FOR RECORD.	Identification No. 615900 CHICAGO TITLE AND TRUST COMPANY. Tru Description Secretary Assistant Vice President

MAIL TO:

Bank of Bellwood 219 S. Mannheim Road Bellwood, Illinois 60104

A. Nowaczyk
PLACE IN RECORDER'S OFFICE BOX NUMBER

FOR RECORDER'S INDEX PURPOSES INSERT STREET ADDRESS OF ABOVE BOX 533

340 Mannheim Road

Bellwood, Illinois 60104

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

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

1. Mortgagors shail (a) promptly repair, restore or rebailed any buildings or improvements now or hereafter on the premises which may become damaged or be destroyed; (b) keep said premises in good condition and repair, without waste, and free from mechanic's or other flens or claims for lie not not expressly subordinated to the lien hereof; (c) pay when due any indubledness which may secured by a lien or charge on the premises superior to the lien hereof, and upon request exhibit satisfactory evidence of the discharge of such prior lien to Trustee or to holders of the note; (d) complete within a reasonable time any building or buildings now or at any time process of excition upon said holders of the note; (d) complete within a reasonable time any building of buildings now or at any time process of excition upon said material alterations in said premises except as required by law or municipal ordinance.

2. Mortgagors shall pay herior any penalty attackes all general taxes, and shall pay special taxes, special assessments, water charges, severe service charges, and other charges sgainst the premises when due, and shall, upon written request, furnish to Trustee or holders of the note duplicate receipts therefor. To prevent default hereimed Mortgagors shall pay by in full under protect, in the unamer provided by statute, any tax or assessment which Mortgagors may desire to context.

3. The statute of the insurance companies of moneys sufficient either to pay the cost of replacing or repairing the same or to pay in full the indebtedness secured hereby, all in companies satistatory to the holders of the note, under insurance policies payable, in case of ions for damage, to Trustee of the holders of the statute of the statut

notices of the mote in commenced.

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In project is a plainifit, Calmani or defendant, by reason of this, third doed or any imdebtedness bereby secured; or (b) preparations for the defense of any threatened suit or proceeding, which might affect the premises or the security bereof, whether or not actually commenced.

8. The proceeds of any forceloure sale of the premises shall be distributed and applied in the following order of priority; First, on account of all costs and expenses incident to the forceloure proceedings, including all used items as are mentioned in the preceding paragraph hereof; second, all other items which under the terms hereof constitute secured into all orders as a mentioned in the preceding paragraph hereof; second, all other items which under the terms hereof constitute secured into a single proceeding the property of the other which will be the service of the control of the property of the other will be the service of the control of the property of the other will be the service of the control of the service of the control of the service of the servic

the release deed is issued. Trustee or successor shall be entitled to rease provisions of this trust deed. The provisions of the "Trust And Trustees A	Act" of the State of Illinois shall be applicable to this trust deed.
17. & 18. See Rider attached here IMPORTANT! FOR THE PROTECTION OF BOTH THE BORROWER AND	Identification No. 615900
LENDER THE INSTALMENT NOTE SECURED BY THIS TRUST DEED SHOULD BE IDENTIFIED BY CHICAGO TITLE AND TRUST COMPANY, TRUSTEE, BEFORE THE TRUST DEED IS FILED FOR RECORD.	CHICAGO TITLE AND TRUST COMPANY. Trustee By Secretary Assistant Vice President
MAIL TO: Bank of Bellwood	FOR RECORDER'S INDEX PURPOSES INSERT STREET ADDRESS OF ABOVE BOX DESCRIBED PROPERTY HERE

219 S. Mannheim Road Bellwood, Illinois 60104

A. Nowaczyk

PLACE IN RECORDER'S OFFICE BOX NUMBER

(533 340 Mannheim Road

Bellwood, Illinois 60104

UNOFFICIAL COPY

with and in addition to the monthly installments of principal and interest payable under the terms of the note secured hereby the Mortgagors will pay to the Bank of Bellwood, or the holder or holders of the note, on the 1st day of each month, until the said note is fully paid, a sur equal to the taxes next due on the mortgaged property (as stimated by the Bank of Bellwood or the legal holder of the rote) less all sums already paid therefor divided by the nutir of months to elapse before one month prior to the date when such taxes will become delinquent, such sums to be hild without liability for interest thereon, by the Bank of Lellwood, or the legal holder of the note, in trust, to resaid taxes. If the total of the payments for taxes made by the Mortgagors shall exceed the amount of payments actually made by the Bank of Bellwood or the legal holder of the rote, for taxes, such excess shall be credited by the Bank of Bellwood or the legal holder of the note on subsequent requents for taxes made by the Mortgagors. If, however, the monthly payments for taxes made by the Mortgagors shall not be reflicient to pay taxes, when the same shall become due and parable, then the Mortgagors shall pay to the Bank of Bellwood, or the legal holder of the note any amount necessar, or make up the deficiency, on or before the date when paymen, of such taxes shall be due.

18. Mortgagors hereby waive any and fill rights of redemption from sale under any order or decree of foreclosure of this Trust Deed in their own behalf and on sehilf of each and every person, except decree or judgment dieditors of Mortgagors, acquiring any interest in or title to the premises subsequent to the date of this Tinet Deed.

This Rider attached to and forming part of Trust Deed dated August 31, 1977 and signed by Slavko Stojanovic & Snezana Stojanovic, his wife 24 090 973

TO STATE OF THE PARTY OF