

# UNOFFICIAL COPY

GEORGE E. COLE\* FORM No. 206  
LEGAL FORMS September, 1975

TRUST DEED (Illinois)  
For use with Note Form 248  
(Monthly payments including interest)

24-146 642

RECORDED OF 02198  
\*24146642

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The Above Space For Recorder's Use Only

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THIS INDENTURE, made this September 30, 1977, between Michael P. Callahan and Linda M. Callahan, 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 Bearer

and delivered, in and by which note Mortgagors promise to pay the principal sum of thirty two thousand Dollars, and interest from date & no/100

on the balance of principal remaining from time to time unpaid at the rate of 8 3/4 per cent per annum, such principal sum and interest to be payable in installments as follows: Two hundred sixty three & 9/100 Dollars

on the 1st day of each and every 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 December, 1900; 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 of said installments constituting principal, to the extent not paid when due, to bear interest after the date for payment thereof, at the rate of 9 1/2 per cent per annum, and all such payments being 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 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 default shall 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 presentation for payment, notice of dishonor, protest and notice of protest.

NOW THEREFORE, 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, lying and being in the Village of Justice COUNTY OF Cook AND STATE OF ILLINOIS, to wit:

Lot 2 in Klammer's Resubdivision of Lot 32 in Robert Barrett's Green Fields, a subdivision of the West 1/2 of the North West 1/4 of Section 26 and that part lying South and East of the Joliet and Chicago Railroad of the East 1/2 of the North East fractional 1/4 of Section 27, Township 38 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

\*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.

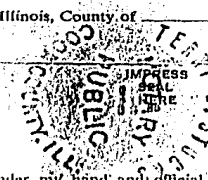
which, with the property hereinafter described, is referred to herein as the "premises," TOGETHER with all improvements, tenements, easements, and appurtenances thereto belonging, and all rents, issues and profits thereof for so long and during all such times as Mortgagors may be entitled thereto (which rents, issues and profits are pledged primarily and on a parity with said real estate and not secondarily), and all fixtures, apparatus, equipment or articles now or hereafter therein or thereon used to supply heat, gas, water, light, power, refrigeration and air conditioning (whether single units or centrally controlled), and ventilation including (without restricting the foregoing), screens, window shades, awnings, storm doors and windows, floor coverings, indoor beds, stoves and water heaters. All of the foregoing are declared and agreed 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 similar or other apparatus, equipment or articles hereafter placed in the premises by Mortgagors or their successors or assigns shall be part of the mortgaged premises. The indebtedness secured hereby constitutes a construction mortgage.

TO HAVE AND TO HOLD the premises unto the said Trustee, its or his successors and assigns, forever, for the purposes, and to the uses and intents herein set forth, to the said Trustee, its or his successors and assigns, 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 the hands and seals of Mortgagors the day and year first above written.

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)  
Michael P. Callahan (Seal) Linda M. Callahan (Seal)



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Michael P. Callahan and Linda M. Callahan, 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 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 official seal, this 30th day of September 1977  
Commission expires July 1980. Lesley J. Stokes Notary Public  
This instrument was prepared by

Patricia Ann Dressel, Argo State Bank, Summit, IL.  
(NAME AND ADDRESS)  
MAIL TO: NAME Argo State Bank  
ADDRESS 7549 W. 63rd Street  
CITY AND STATE Summit, IL. ZIP CODE 60501  
OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

ADDRESS OF PROPERTY:  
8915 W. 73rd Place  
Justice, IL. 60458  
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS TRUST DEED  
SEND SUBSEQUENT TAX BILLS TO:  
(Name) BOX 533  
(Address)

DOCUMENT NUMBER  
24 146 642

