

UNOFFICIAL COPY

TRUST DEED

(INDIVIDUAL)

STATE OF ILLINOIS
FILED FOR RECORD

24 205 259

Richard H. Wilson
RECORDER OF DEEDS

Nov 22 9 00 AM '77

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FORM 101 64

THE ABOVE SPACE FOR RECORDERS USE ONLY

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THIS INDENTURE, made November 15 1977, between

ROBERT L. SANAGHAN and JOANNE SANAGHAN, his wife
herein referred to as "Mortgagors," and
FIRST NATIONAL BANK OF BLUE ISLAND,

a Corporation, duly organized and existing under the laws of the United States, and qualified to do a trust business under and by virtue of the laws of the State of Illinois, doing business in Blue Island, 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 FIVE THOUSAND AND 40/100 - - - - - (\$25,000.00) - - - - - Dollars, evidenced by one certain Instalment Note of the Mortgagors of even date herewith, made payable to BEARER

and delivered, in and by which said Note the Mortgagors promise to pay the said principal sum and interest from the date thereof on the balance of principal remaining from time to time unpaid at the rate of 8-1/2% per cent per annum in instalments as follows: TWO HUNDRED SEVENTEEN AND NO/100 - - - - -

(\$217.00) or more Dollars on the 15th day of December, 1977, and TWO HUNDRED SEVENTEEN AND NO/100

(\$217.00) or more Dollars on the 15th 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 15th day of November, 1977. 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 8-1/2% per cent per annum, and all of said principal and interest being made payable at the offices of the First National Bank of Blue Island, in Blue Island, Illinois, or at such place as the Holders of the Note may, from time to time, appoint in writing.

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 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 County of COOK AND STATE OF ILLINOIS, to wit:

That part of the South 8 rods of the North 28 rods of the North West quarter of the South East quarter of the South East quarter of Section 25, Township 37 North, Range 13 East of the Third Principal Meridian, described as follows: commencing at a point 52 feet South from the South West corner of Greenwood Avenue and Lewis Street; running thence West parallel with the South line of Lewis Street 150 feet; thence South parallel with the West line of Greenwood Avenue 50 feet, thence East parallel with the South line of Lewis Street 150 feet, thence North along the West line of Greenwood Avenue 50 feet to the point of beginning, in Cook County, Illinois.

THIS DOCUMENT WAS PREPARED BY: Norma Hoffman
First National Bank of Blue Island
13057 South Western Avenue
Blue Island, Illinois 60406

which, with the property hereinafter described, is referred to as the Real Estate, 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 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, 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 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 hands and seals of Mortgagors the day and year first above written.

Robert L. Sanaghan [SEAL] *Joanne Sanaghan* [SEAL]
Robert L. Sanaghan Joanne Sanaghan

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STATE OF ILLINOIS

I, the undersigned

as a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT
Robert L. Sanaghan and Joanne Sanaghan, his wife

who are personally known to me to be the same person as 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 15th day of November A. D. 1977.



Constance J. Guichard
Notary Public

1977

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 destroyed... (2) keep said premises in good condition and repair... (3) pay when due any indebtedness which may be secured by a lien or claim on the premises superior to the lien hereof... (4) make no material alterations in said premises except as required by law or municipal ordinance.

24 205 259

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. 1695 FIRST NATIONAL BANK OF BLUE ISLAND, as Trustee, Real Estate Loan Officer

NAME MAIL TO: FIRST NATIONAL BANK OF BLUE ISLAND 15057 WESTERN AVENUE BLUE ISLAND, ILLINOIS 60406

FOR RECORDERS INDEX PURPOSES INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE 12538 Greenwood Avenue Blue Island, Illinois 60406