

UNOFFICIAL COPY

25621835

TRUST DEED AND NOTE

\$7,560.00

October 10,

19 80

For value received (we) promise to pay to the order of ALLIANCE SAVINGS & LOAN ASSOCIATION the sum of Seven Thousand Five Hundred Sixty and No/100 DOLLARS to be paid in Sixty (60) monthly installments of \$126.00 DOLLARS

each, beginning on the first day of November 1, 19 80 and a like installment on the same date in each month thereafter until this note is paid in full. Failure to pay any one or more of said installments promptly when due (time being of the essence in this transaction) shall, at the option of the holder thereof, immediately mature the entire unpaid balance, with interest recalculated at the highest rate allowed by law in this State, and said recalculated amount shall thereafter bear interest at the highest rate allowed by law in this State. The undersigned agrees to pay a late charge, not exceeding 5¢ for each dollar of each payment more than 15 days in arrears, but not in excess of \$5.00, in respect to any one such late charge payment. Further to secure the payment of this note, the undersigned hereby, jointly and severally, irrevocably, authorize and empower any attorney at law of any Court of record to appear for him, them, or either of them, in any Court, at any time, and confer a judgment without process against him, them, or either of them, in favor of the legal holder of this instrument for such sum as may appear to be unpaid, with interest, costs, and reasonable attorneys' fees, and to waive and release all errors and consent to immediate execution, hereby ratifying and confirming all that said attorney may do by virtue hereof, and hereby waive all right of appeal from such judgment. The undersigned, including makers, endorsers, guarantors, assignors and sureties, join in this note, jointly and severally, hereby bind themselves, their personal representatives, heirs and successors, and, jointly and severally, agree to all extensions and waive presentment for payment, demand protest and notice of protest for non-payment of this note, and hereby waive all homestead or exemption rights and valuation laws and hereby authorize the holder hereof to claim such right and subject the same to the payment of this note. If this note is given for the improvement of any real estate, the lien for such improvement is not extinguished by the giving of this note, but may be claimed by or for the holder hereof. "The undersigned" as used herein, includes the singular and plural and the masculine, feminine and neuter.

THIS NOTE IS SECURED BY THE FOLLOWING TRUST DEED

The undersigned as grantors, of Chicago County of Cook Seven Thousand Five Hundred Sixty and State of Illinois for and in consideration of the sum and no/100 and other good and valuable considerations, in hand paid, convey and warrant to ALLIANCE SAVINGS & LOAN ASSOCIATION, a Corporation of Illinois, County of Cook and State of Illinois the following described Real Estate, with all improvements thereon, situated in the County of Cook in the State of Illinois to wit:

Lots 9 and 10 in William H. Britigan's 1st Addition to Portage Park, a Subdivision of Sundry Lots in Blocks 1, 2 and 3 in Bryant and Boswell's Subdivision, a Subdivision of the West 1/3 of the South 1/2 of Lot 6 in School Trustees' Subdivision of Section 16, Township 40 North, Range 13, East of the Third Principal Meridian, and of Block 3 in Dymond's Homestead Subdivision of the East 2/3 of the South 1/2 of Lot 6 of School Trustees' Subdivision aforesaid, in Cook County, Illinois.**

hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

GRANTORS AGREE to pay all taxes and assessments upon said property when due, to keep the buildings thereon insured to their full insurable value, to pay all prior encumbrances and the interest thereon and to keep the property tenantable and in good repair and free of liens. In the event of failure of Grantors to comply with any of the above covenants, then grantee is authorized to attend to the same and pay the bills therefor, which shall with 7% interest thereon, become due immediately, without demand. On default in any payments hereunder, grantee may declare the whole indebtedness due and proceed accordingly.

AS FURTHER SECURITY grantors hereby assign, transfer and set over to grantee all the rents, issues and profits of said premises, from and after this day, and authorize him to sue for, collect and receipt for the same, to serve all necessary notices and demands, to bring forcible detainer proceedings to recover possession thereof, to rent the said premises as he may deem proper and to apply the money so arising to the payment of this indebtedness, or to any advancements made as aforesaid, and it shall not be the duty of grantee to inquire into the validity of any such taxes, assessments, liens, encumbrances, interest or advancements.

Witness our hands and seal this 10th day of October, A.D. 19 80

Loukas Pergantas (seal)
Loukas Pergantas
Niki Pergantas (seal)
Niki Pergantas

(seal)
(seal)

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Office

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1980 OCT 14 AM 11 00

STATE OF ILLINOIS)ss
COUNTY OF COOK)

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I, the undersigned, a Notary Public, in and for, and residing in said County, in the State aforesaid, do hereby certify that Loukas Pergantas and Niki Pergantas, his wife, personally known to me to be the same person 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 10th day of October A.D. 1980

My Commission expires March 30 1981



Property of Cook County Clerk's Office

10.00

25621835

Box 453

TRUST DEED AND NOTE

PERGANTAS, Loukas and Niki, h/w
5424-28 W. Montrose Ave.
Chicago, IL., 60641

TO

**ALLIANCE
SAVINGS AND LOAN
ASSOCIATION**
5359 West Fullerton Avenue
Chicago 39, Illinois

Improvement Loan No. 2200

END OF RECORDED DOCUMENT