

704894

27491920

TRUST DEED

THIS INSTRUMENT TRREPARED BY A — Rec. N. R. OYEN MAR-28-85

11.00

6204 W. IRVING PK. CHICAGO, IL. 60634

THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS AND TURE, made

MARCH 15.

1985 , between ARNOLD KARBIN

AND SATILTY KARBIN, HIS WIFE

herein referred to as "Mortgagors," and

CHICAGO TITLE AND TRUST COMPANY

an Illinois corporation John business in Chicago, Illinois, herein referred to as TRUSTEE, witnesseth: THAT, WHEREAS the Mort agors 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 ELEVEN

THOUSAND AND NO/100

evidenced by one certain Instalr ent 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 on the balance of principal remaining from time to time unpaid at the rate per cent per annum in instalments (including principal and interest) as follows: of TEN (10%)

FIRST TWO HUNDRED THIRTY THREE AND 72/100 THIRTY THREE AND 72/100 HUNDRED THIRTY THREE AND 72/100 Dollars thereafter until said note is fully paid except that the final the FIRST day of each SUCCEEDTIG MONT payment of principal and interest, if not soones paid, shill be due on the FIRST 19 90 day of APRIL All such payments on account of the indebtedness evidenced by aid note to be first applied to interest on the unpaid principal balance and the remainder to principal; provided that the r incipa of each instalment unless paid when due shall bear interest at the rate of 15 per annum, and all of said princip. 'ar interest being made payable at such banking house or trust Illine is, a the holders of the note may, from time to time, in writing fice of RUST SPECIAL

60 Jt W. IRVING PK. CHICAGO company in appoint, and in absence of such appointment, then at the office of

NOW, THEREFORE, the Mortgagors to secure the payment of the said principal sum of me tey and said interest in accordance with the terms, provisions and limitations of this trust deed, and the performance of the covenants and agreements he in antained, by the Mortgagors to be performed, and also in consideration of the sum of One Dollar in hand paid, the receipt whereof is hereby acknowled, do by these presents CONVEY and WARRANT unto the consideration of the sum of One Dollar in hand paid, the receipt whereof is hereby acknowled, 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, the "and interest therein, situate, lying and being in the COUNTY OF COUNTY

EXECUTOR'S OF W.E. JONES SUBDIVISION IN SECTION 19, TOWN HIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND EXCEPT THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND EXCEPT THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION) IN COOK COUNTY, ILLIN'IS COMMONLY KNOWN AS: 3807 N. WESTERN, CHICAGO, ILLINOIS

P.T. #14-19-108-015

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THIS IS A PURCHASE MONEY TRUST DEED FOR THE SUM STATED HEREIN.

Mortgagors: shall pay, in addition to the sums called for herein a monthly sun equal to 1/12 of the estimated real estate taxes

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 thereo. For some there is a support of the property hereinafter described, is referred to herein as the "premises," long and during all such times as Morrageors may be entitled thereto (which are pledged primarily and on a parity with said real estate and not secondard, long and during all such times as Morrageors may be entitled thereto (which are pledged primarily and on a parity with said real estate and not secondard, long and all apparatus, equipment or articles now or hereafter therein or thereon used to supply heat, as, or continuing the controlled, and wentilation, including (without resurtaints the foregoing), screens, window shades, storm doors and (whether single units or corrally controlled); and ventilation, including (without resurtaints 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 a part of said real estate whether physically windows, floor coverings, inador beds, awnings, stoves and water heaters. All of the foregoing are declared in the premises by the morrageors or their successors attached thereto or not, and it is agreed that all similar apparatus, equipment or articles hereafter placed in the premises by the morrageors or their successors attached thereto or not, and it is agreed that all similar apparatus, equipment or articles hereafter placed in the premises by the morrageors or their successors at a sating and all apparatus, equipment or articles hereafter placed in the premises by the morrageors or their successors and assigns, forever, for the purposes, and upon the uses and trusts herein set or INAVE 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 or

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,

5 10: 38	and seal .S of l	[SEAL] (Grande NOLO	ALEND .	
			Suily 1	5 Karber	•
		[SEAL]	SHIRLEY	B. KARBIN	
STATE OF ILLINOIS,				State aforesaid, DO HER	4.04 DF

who ARE personally known to me to be the same person S whose name S instrument, appeared before me this day in person and acknowledged that THEY delivered the said Instrument as THEIR

id the said Instrument as THEIR free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 21St day of Month 11985. Phyles & tisk

Form 807 R 1-69 Tr. Deed, Indiv., Instal.—Incl. Int.

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 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 mechanic's or other lieus or claims for the lien hereof, and the premises in good condition and repair, without waste, and free from mechanic's or other lieus or claims for the lien hereof, and the premises in good condition and repair, without waste, and free from mechanic's or other lieus or claims for the lien hereof, and the properties of the control of

2. Mortgagors shall pay neture any penal, and shall, upon written request, furnish to Trustee or to holders of the note duplicate receipts, inertent approached the remainder of the context.

3. Mortgagors shall keep all buildings and improvements now or hereafter situated on said premises insured against loss or damage by fire, lightning or a strong the context.

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3. Mortgagors shall keep all buildings and improvements now or hereafter situated on said premises insured against loss or damage by fire, lightning or a strong or the context of the

or in this Trust Deed to the control, by become due and payable (a) immediately in the case of decrain making payment of any other agreement of the Mortgagors herein contained.

7. When the indebtedness hereby source, shall become due whether by acceleration or otherwise, holders of the note or Trustee shall have the right to a control of the indebtedness in the decree for sale all the control of the control

principal and interest remaining unpaid on the note; fourth, any ove plus of Mortgagors, their heirs, legal representatives or assigns, as their rights may appear the plus of the plus of the court in which such bill is filed may appoint a receiver of said premises. Such appointment may be made either before or after sale, without notice, who regard to the solvency or insolvency of homestead or not and the such application for such receiver and without regard to the then value of the premises of the premises during the supplication for such receiver and without regard to the then value of the premises of the premises of the premises during the supplication for such receiver and without regard to the then value of the premises of the premises

party interposing same in an action at law upon the note nervely secured.

11. Trustee or the holders of the note shall have the right to inspect the premises at all reaso, the times and access thereto shall be permitted for that the right to inspect the premises at all reaso, the times and access the record this trust deed or to exercise any power identity, capacity, or authority of the signatures or the note or trust deed, nor shall Trustee be oblig and the record this trust deed or to exercise any power herein given.

12. Trustee has no duty to examine the title, location, existence or condition of the premises, or the record of the record this trust deed or to exercise any power herein given which the special property of the signatures or the note of trustees of the great or ended to the record this trust deed on the liable for any acts or omissions here or exercise any power herein given.

13. Trustee shall release this trust deed and the lien thereouse and deliver a releast all individual to the record has been paid, which representation by this trust deed has been fully paid; and Trustee may exceed any accept as the note, representing the successor trustee, such successor trustees, and the record has been paid, which represents the note, representing the present of the record has been paid, which represents the record any note which bears and the note and which purporting to be placed thereon by a prior trustee least at the makes the record and where the releast structure and the notation of the recorder of the record of th

when more than one note is used.

When the Principal Indebteness, as secured hereunder, is reduced to \$5,500.00 the holder of the note shall refund any and all sums being held under the Tax Escrow, as set forth herein, and shall allow Mortgagors to pay their own taxes.

THE NOTE SECURED BY THIS TRUST DEED SHOULD BE IDENTIFIED BY Chicago Title and Trust Company
BEFORE THE TRUST DEED IS FILED FOR RECORD.

704894 fication No.....TRUST COMPANY,
CHICAGO TITLE AND TRUST COMPANY,
Trustee. Junes

FOR RECORDER'S INDEX PURPOSES INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE. 3807 N. WESTERN

CHICAGO, TLLINOIS

PLACE IN RECORDER'S OFFI

BOX NUMBER.

FIEND OF RECORDED DOCUMENT

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