

UNOFFICIAL COPY

85133098

TRUST DEED
(ILLINOIS)

AUG-9-85

85133098, A - Rec

11.00

The Above Space For Recorder's Use Only

THIS INDENTURE, made July 20 19 85, between Nick A. Laphen and Kathy L. Laphen, his wife

herein referred to as "Mortgagors", and Bremen Bank and Trust Company

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:

Three thousand eight hundred and no/100-----Dollars, and interest from date hereon on the balance of principal remaining from time to time unpaid at the rate of 13.00APR per cent per annum, such principal sum and interest to be payable in installments as follows: One hundred twenty seven and 58/100-----Dollars on the 10th day of August 19 85, and One hundred twenty seven and 58/100Dollars on the 10th 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 10th day of July 1988 ; 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 13.00 per cent per annum, and all such payments being made payable at Tinley Park IL 60477 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 said Trust Deed (in which event election may be made at any time after the expiration of said three days, without notice), and that all payments hereof shall be made in full payment for as long as notice of dishonor, protest and notice of protest.

THIS IS A JUNIOR MORTGAGE

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

COUNTY OF Cook AND STATE OF ILLINOIS, to wit:

Lot 129 in Barrett Brothers Fourth Addition to Tinley Park, being a subdivision of part of Lot 6 in Circuit Court Partition in Section 31, Township 36 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent tax identification number: 28-31-113-022

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, in-door 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.

TO HAVE AND TO HOLD the premises unto the said Trustee, its or his 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 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 in 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)

[Seal] Nick A. Laphen [Seal]

[Seal] Kathy L. Laphen [Seal]

State of Illinois, County of Cook

I, the undersigned, a Notary Public in and for said County,

IMPRESS SEAL HERE

in the State aforesaid, DO HEREBY CERTIFY that Nick A. Laphen and Kathy L. Laphen, 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 20th day of July 19 85
Commission expires 1-20 19 86 Audrey Tancos NOTARY PUBLIC

This document prepared by Anita J. Flagg for Bremen Bank and Trust Company 17500 S. Oak Park Ave. Tinley Park IL 60477

ADDRESS OF PROPERTY: 7137 W. 177th Place Tinley Park IL 60477

THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS TRUST DEED.

SEND SUBSEQUENT TAX BILLS TO:

NAME: Bremen Bank and Trust Co. ADDRESS: 17500 S. Oak Park Ave. CITY AND STATE: Tinley Park IL 60477

OR RECORDER'S OFFICE BOX NO.

(ADDRESS)

DOCUMENT NUMBER

85-133098

85133098

