

TRUST DEED

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THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made December 17, 1975, between MARY WEINCOFF and

DALE WEINCOFF

herein referred to as "Mortgagors," and CHICAGO TITLE AND TRUST COMPANY, an Illinois corporation doing business in Chicago, Illinois, herein referred to as TRUSTEE, witnesseth:

THAT, WHEREAS the Mortgagors are justly indebted to the legal 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 TWO THOUSAND

and 00/100 (\$22,000.00) - - - - - Dollars,

evidenced by one certain Instalment 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 from January 1, 1976 on the balance of principal remaining from time to time unpaid at the rate of 11.00 per cent per annum in instalments (including principal and interest) as follows: ONE THOUSAND ONE

HUNDRED DOLLARS AND 00/100 (\$1,100.00) - - - - - Dollars or more on the 1st day of January 1976 and One thousand two hundred and 00/100 (\$1,122.00) Dollars or more on the 1st 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 1st day of December, 1980. 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 13.00 per annum, and all of said principal and interest being made payable at such banking house or trust company in Chicago, Illinois, Illinois, as the holders of the note may, from time to time, in writing appoint, and in absence of such appointment, then at the office of CHICAGO TITLE AND TRUST COMPANY in said City, as they may designate.

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 City of Chicago, COUNTY OF COOK AND STATE OF ILLINOIS, to wit: Lots 2, 3 and 4 in Block 2 in John S. Thompson's North Avenue subdivision of the North West 1/4 of the North West 1/4 (except the railroad right of way) of Section 3, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

P.1.18-03-103-027-0000 and P.1-03-103-027-0000-221 Wilpatwink Ave, Chicago, Ill. 60 61

This is not Homestead property. If the note holder has not received the full amount of any monthly payment by the end of 10 calendar days after due, the mortgagors agree to pay forthwith a late charge of five per cent (5%) of the principal and interest payment. In the event mortgagors contracts to sell, transfer, assign or convey the subject property to any person or party without the prior approval in writing by the note holder, then at the option of said holder the debt incurred by this instrument shall immediately become due and payable.

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 thereof (for so long and during all such times as Mortgagors may be entitled thereto, which are pledged primarily and to a party with said real estate and not secondarily) and all apparatus, equipment or articles now or hereafter thereon used to supply heat, gas, air conditioning, water, light, power, refrigeration (whether single units or centrally controlled) and ventilation, including without limiting the foregoing, screens, window shades, storm doors and windows, floor coverings, molder 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 to 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. This is a part purchase mortgage mortgage.

WITNESS the hand and seal of Mortgagors the day and year first above written.

Mary Weincoff [SEAL] Dale Weincoff [SEAL] 11.00 [SEAL]

STATE OF ILLINOIS, I, E. W. PILA, a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT MARY WEINCOFF and DALE WEINCOFF

who personally known to me to be the same person as whose name is here 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.

Given under my hand and Notarial Seal this 17th day of December 1975. E. W. Pila Notary Public

70-06-367
late date 27 Q

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