

TRUST DEED

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THE ABOVE SPACE FOR RECORDERS USE ONLY

70-73-1090

THIS INDENTURE made August 28 19 86, between J. Richard Oltmann and Diane M. Oltmann, his wife in joint tenancy, herein referred to as "Mortgagor", and Heritage Bank of Oak Lawn

an Illinois corporation doing business in Oak Lawn Illinois, herein referred to as Trustee, witnesseth: THAT, WHEREAS the Mortgagors are justly indebted to the legal holder or holders of the Installment Note herein after described, said legal holder or holders being herein referred to as Holders of this Note, in the principal sum of Twenty-six Thousand and No/100 Dollars, evidenced by one certain Installment Note of the Mortgagors of even date herewith, made payable to BEARER Heritage Bank of Oak Lawn 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 of 9.5 per cent per annum in installments as follows: \$273.85

Two Hundred Seventy-three and 85/100 Dollars on the 1st day of November 19 86 and Two Hundred seventy-three and 85/100 Dollars on the 1st day of each month thereafter until said note is fully paid except the final payment of principal and interest, if not sooner paid, shall be due on the 1st day of October 2001. 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 installment unless paid when due shall bear interest at the rate of maximum allowed by law per annum, and all of said principal and interest being made payable at such banking house or trust company in Oak Lawn 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 Heritage Bank of Oak Lawn in said City.

NOW, THEREFORE, the Mortgagors to secure 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:

Unit 2-A as delineated on plat of survey of the Easterly 15 feet of Lot 5 and all of Lot 6 in Block 2 in Hartz Okato Avenue Subdivision, a Resubdivision of part of Frederick H. Bartlett's 1st addition of Frederick H. Bartlett's 79th Street Acres in Section 31, Township 38 North, Range 13 and Section 36, Township 38 North, Range 12 East of the Third Principal Meridian in Cook County, Illinois, which plat of survey is attached as Exhibit "A" to declaration of Condominium made by Ford City Bank, a Corporation of Illinois, as trustee under trust agreement dated February 1, 1973, and known as trust Number 382, said Declaration dated March 28, 1977 and recorded in the Office of Recorder of Deeds of Cook County, Illinois as Document 23880279 together with an undivided -16.86 percent interest in said Parcel (excepting from said parcel all the property and space comprising all the Units thereof as defined and set forth in said Declaration and Survey) in Cook County, Illinois. \*PN#18-36-403-071-1003

X Property commonly known as 7305 W. 85th St. Bridgeview, IL Unit 2-A

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 thereon 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 on 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 purpose, 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 conditions and provisions appearing on this page and on page two (the reverse side hereof) are incorporated herein by reference and are a part hereof and shall be binding on the Mortgagors, their heirs, successors and assigns.

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

J. Richard Oltmann (SEAL) Diane M. Oltmann (SEAL) J. Richard Oltmann (SEAL) Diane M. Oltmann (SEAL)

STATE OF ILLINOIS, County of Cook ss. I, Mary H. Crowe, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT J. Richard Oltmann and Diane Oltmann, his wife in joint tenancy who are personally known to me to be the same person whose name 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 28th day of August, A.D. 19 86

THIS INSTRUMENT WAS PREPARED BY: NAME Kim Johnston 6001 W. 95th St. ADDRESS Oak Lawn, IL 60453 Notary Public: Mary H. Crowe

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