

TRUST DEED

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THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE made July 31, 1986, between Hans J. Staudenmaier and Ibis E. Staudenmaier, his wife *** , herein referred to as "Mortgagor", and HERITAGE BANK OF COUNTRY CLUB HILLS an Illinois corporation doing business in C. C. Hills 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 EIGHTY FOUR THOUSAND AND 00/100 (\$84,000.00) **** Dollars, evidenced by one certain Installment Note of the Mortgagors of even date herewith, made payable to ~~HERITAGE BANK OF COUNTRY CLUB HILLS~~ 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 10.00 per cent per annum in installments as follows:

SEVEN HUNDRED THIRTY SEVEN AND 36/100 (\$737.36) **** Dollars on the 1st day of September 19 86 and SEVEN HUNDRED THIRTY SEVEN AND 36/100 (\$737.36) **** 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 August, 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 C. C. Hills, 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 C.C.Hills, in said City, Country Club Hills.

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:

LOT 23 IN BLOCK 60 IN WINSTON PARK NORTHWEST UNIT 4, BEING A SUBDIVISION IN SECTION 12 & 13, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT RECORDED IN THE RECORDER'S OFFICE ON JANUARY 13, 1964 AS DOCUMENT NO. 19020710, COOK COUNTY, ILLINOIS.

PERMANENT TAX I. D. #02-12-306-023
PROPERTY ADDRESS: 817 SUTHERLAND COURT PALATINE, ILLINOIS

11.00

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 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, inador beds, awnings, stoves and water heaters. All of the foregoing are declared to be 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 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 s _____ and seal s _____ of Mortgagors the day and year first above written.

HANS J. STAUDENMAIER (SEAL) X Ibis E. Staudenmaier (SEAL)
IBIS E. STAUDENMAIER (SEAL)

STATE OF ILLINOIS, }
County of COOK } SS. I, _____ the undersigned
a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT Hans J. Staudenmaier and Ibis E. Staudenmaier, his wife, who are personally known to me to be the same persons whose names they 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.

THIS INSTRUMENT WAS PREPARED BY: GIVEN under my hand and Notarial Seal this 31st day of July, A.D. 19 86
Heritage Bank of Country Club Hills
NAME Joyce Korneta
ADDRESS 4101 W. 183rd Street Country Club Hills, IL. 60477
Notary Public: Paul R. Shouten

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FOR THE PROTECTION OF BOTH THE BORROWER AND LENDER, THIS NOTE SECURED BY THIS TRUST DEED SHOULD BE IDENTIFIED BY THE TRUSTEE NAMED HEREIN

BEFORE THIS TRUST DEED IS FILED FOR RECORD.

IMPORTANT The installment Note mentioned in the Within Trust Deed has identification No. 12010010380

Joyce Korneta Vice President

16. In the event of the sale, transfer, assignment or conveyance of the title to the mortgagor, or any part thereof, by the assignee, assignee, transferee or grantee at any time hereafter without the prior written consent of the mortgagor and the payment of a transfer fee in accordance with the regulations then in effect, the entire unpaid balance of the principal and interest and advances, if any shall immediately become due and payable without notice at the option of the mortgagee, and the assignee shall bear interest at the rate of 10.00% per annum from the date of said sale, transfer conveyance or the making of a contract to sell on installment payments until paid.

1. Mortgages shall (1) promptly repair, restore or rebuild any building or improvement now or hereafter on the premises which may become damaged or destroyed... (2) keep and maintain in good condition and repair without delay... (3) complete and repair any building or improvement... (4) complete and repair any building or improvement... (5) make no material alterations... (6) make no material alterations... (7) Mortgagee shall be liable for the payment of all general real estate taxes and special taxes... (8) Mortgagee shall be liable for the payment of all general real estate taxes and special taxes... (9) Mortgagee shall be liable for the payment of all general real estate taxes and special taxes... (10) Mortgagee shall be liable for the payment of all general real estate taxes and special taxes...

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