

UNOFFICIAL COPY

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TRUST DEED



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CTTC9

THE ABOVE SPACE FOR RECORDER'S USE ONLY

5114520 Tracyl

THIS INDENTURE, made July 6 1987, between ALEKSANDRAS JANUSAS and ELENA JANUSAS, his wife

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 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

SIXTY-FIVE THOUSAND AND NO/100 (\$65,000.00) -----

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 in instalments as follows:

SIX HUNDRED NINETY-EIGHT AND 49/100 (\$698.49) -----

Dollars

or more on the 15th day of August 1987 and SIX HUNDRED NINETY-EIGHT & 49/100

Dollars or more on the 15th day of each month thereafter, to and including the 15th day of

September, 1987, with a final payment of the balance due on the 15th day of July, 1992, with

interest from date of this Trust Deed on the principal balance from time to time unpaid at the rate of Ten per

cent per annum; each of said instalments of principal bearing interest after maturity at the rate of Fourteen per cent per annum,

and all of said principal and interest being made payable at such banking house or trust company in

Illinois as the holder of the note may from time to time in writing appoint, and in absence of such appointment, then at the office

of Mario Cesario, 8912 S. Moody Avenue, Oak Lawn, Illinois 60453, in said City.

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 Hickory Hills COUNTY OF COOK AND STATE OF ILLINOIS

Lot 1 in Resubdivision of Lot 21 in Frank DeLugach's 87th Street Acres, being a Subdivision of the North 25 Acres of the East 1/2 of the Northeast 1/4 of the Third Principal Meridian, in Cook County, Illinois,

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P.I.N. #23-02-206-017 BMO in Property Address: 8701 South 81st Avenue Hickory Hills, Illinois 60457

IN THE EVENT OF THE SALE OR TRANSFER OF ANY INTEREST IN THE PROPERTY SECURED BY THIS TRUST DEED, THE HOLDER OF THE NOTE SECURED BY THIS TRUST DEED MAY DECLARE THIS LOAN IN DEFAULT AND DEMAND PAYMENT OF THE ENTIRE BALANCE DUE THEREUNDER.

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 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 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 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.

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

Aleksandras Janusas [SEAL]

Elena Janusas [SEAL]

STATE OF ILLINOIS,

County of COOK

I, RICHARD E. BIRKE A Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT Aleksandras Janusas and Elena Janusas, his wife

who personally known to me to be the same person S 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 at their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 6th day of July, 1987.

Richard E. Birke Notary Public

Notarial Seal

12.00

MAIL

87-405817

