



TRUST DEED

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THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INSTRUMENT made December 22 1986, between JAROSLAW DZENDROWSKI and MARY DZENDROWSKI

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 FIVE HUNDRED & NO/100----- 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 December 22, 1986 on the balance of principal remaining from time to time unpaid at the rate of \_\_\_\_\_ per cent per annum in instalments (including principal and interest) as follows:

ONE HUNDRED EIGHTY-ONE & 05/100----- Dollars or more on the 1st day of February 19 87 and ONE HUNDRED EIGHTY-ONE & 05/100----- Dollars or more on the 1st day of each & 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 1st day of January, 1990. 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 12% per annum, and all of said principal and interest being made payable at such banking house or trust company in Downers Grove, 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 JAMES and MARY FLANAGAN 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 Chicago, COUNTY OF COOK AND STATE OF ILLINOIS, to wit:

Lot 33 and the Easthalf of Lot 32 in Block 7 in the Subdivision of the West half of the North East quarter of the South West quarter of Section 14, Township 38 North, Range 13 East of the Third Principal Meridian in Cook County, Illinois.

P.I.N. 19-14-306-030 and Address of Property: 3738 West 60th Street, Chicago, IL Township: Lake

COOK COUNTY RECORDER DEPT-91 RECORDING

1200 MAIL

which, with the property hereinafter described, is referred to herein as the "premises." TOGETHER with all improvements, tenements, easements, fixtures, and appurtenances thereto belong to, 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 as 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 space 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 and seal of Mortgagors the day and year first above written.

JAROSLAW DZENDROWSKI [SEAL] MARY DZENDROWSKI [SEAL]

STATE OF ILLINOIS, County of COOK, I, ROBERT B. SPENCER, a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT JAROSLAW DZENDROWSKI and MARY DZENDROWSKI

who are personally known to me to be the same person as 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.

Given under my hand and Notarial Seal this 22nd day of December 19 86

Robert B. Spencer Notary Public

Notarial Seal Form 807 Trust Deed - Individual Mortgagor - Secures One Instalment Note with Interest Included in Payment. R. 11/75

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RIDER TO TRUST DEED  
DATED DECEMBER 22, 1986  
MADE BY JAROSLAW DZENDROWSKI  
AND MARY DZENDROWSKI, MORTGAGORS,  
AND CHICAGO TITLE AND TRUST COMPANY  
AS TRUSTEE

1. If the mortgagors of the realty given as security hereof sell or convey or enter into a contract to sell or convey said property without mortgagee's prior written consent, or assign the beneficial interest of any trust holding title to any realty given as security, mortgagees may, at mortgagee's option, declare all sums secured by an accompanying Trust Deed to be immediately due and payable in full.
2. Payments not received by the 10th day after due date shall be subject to a \$20.00 late charge.
3. In addition to the principal and interest payments required herein monthly, the maker will deposit with the holder hereof an amount equal to 1/12th of the monthly real estate taxes and insurance premium due relative to the property given as security for this Note.
4. The Mortgagor shall pay for and maintain hazard insurance on the subject property naming the Mortgagee as an additional insured. Failure to maintain such coverage and to present proof of such payment within 30 days of the premium due date shall be a default of the mortgage.
5. The Mortgagee shall present proof of payment of each real estate tax installment to Mortgagor within 30 days of each installment's due date. Failure to make such payment and/or present such proof shall allow Mortgagor to withhold the subsequent month's payment until payment is made and proof thereof is presented.

Jaroslaw Dzendrowski  
JAROSLAW DZENDROWSKI

Mary Dzendrowski  
MARY DZENDROWSKI

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# UNOFFICIAL COPY

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the Court at Chicago, Illinois, this 1st day of January, 1998.

The Court hereby certifies that the foregoing is a true and correct copy of the original as the same appears in the files of the Court.

Attest my hand and the seal of the Court at Chicago, Illinois, this 1st day of January, 1998.

Witness my hand and the seal of the Court at Chicago, Illinois, this 1st day of January, 1998.

The Court hereby certifies that the foregoing is a true and correct copy of the original as the same appears in the files of the Court.

The Court hereby certifies that the foregoing is a true and correct copy of the original as the same appears in the files of the Court.



Mail to:

LAW OFFICES OF KANE & CHOBOT  
605 E. ALGONQUIN RD., SUITE 440  
ARLINGTON HEIGHTS, IL 60005

FORWARDED TO: [illegible]

FORWARDED TO: [illegible]

1/1/98

1/1/98