



UNOFFICIAL COPY

TRUST DEED

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CTTC 7

87-254469
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1987 MAY 12 PM 12:02

07254469

THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made April 27,

19 87, between

Nicholas C. Panos AND ANGIE PANOS, HIS WIFE (A) 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

Thirty-four thousand and no/100ths-----Dollars, evidenced by one certain Instalment Note of the Mortgagors of even date herewith, made payable to THE ORDER OF ~~RECEIVER~~

Bank of LaGrange Park and delivered, in and by which said Note the Mortgagors promise to pay the said principal sum and interest from April 27, 1987 on the balance of principal remaining from time to time unpaid at the rate of BLGP Base percent per annum in instalments (including principal and interest) as follows: plus 3.59

Four hundred thirty-four and 04/100ths----- Dollars or more on the 15th day of June 19 87, and Four hundred thirty-four and 04/100ths----- Dollars or more on the 15th 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 15th day of May, 1997. 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 BLGP Base plus 3.59 per annum, and all of said principal and interest being made payable at such banking house or trust company in La Grange Park 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 Bank of LaGrange Park 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 COUNTY OF COOK AND STATE OF ILLINOIS, to wit:

perm. tax # 15-28-203-045
Lot 19 in Forest Preserve Addition to LaGrange Park, a Subdivision of the E. 4-1/8 acres of the W. 20 acres of the S. 30 acres of the W. 1/2 of the NE 1/4 of Section 28, Township 29 N., Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

517 S. 26th St

LaGrange, IL

ACO 15-28-203-045 R

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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, heating (without restricting the foregoing), screens, window shades, storm doors and windows, floor coverings, indoor 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 _____ and seal _____ of Mortgagors the day and year first above written.

[SEAL]

[SEAL]

[SEAL]

[SEAL]

STATE OF ILLINOIS,

County of Cook

SS. I, Richard J. Stefanski

a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT Nicholas C. Panos AND ANGIE PANOS, HIS WIFE (A)

who are personally known to me to be the same person as whose name is 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 27 day of April 19 87.

Richard J. Stefanski

Notary Public

Notarial Seal

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LA GRANGE PARK, IL. • 6
L COPY
DEALER'S OFFICE BOX NUMBER

~~11-1383-GG~~

BANK OF LA GRANGE PARK
INSUR STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE

IMPORTANT: IMPROTECTANT® FOR THE PROTECTION OF BOTH THE BORROWER AND LENDER IN THE INSTALLMENT NOTE SECURED BY THIS CHICAGO TITLE AND TRUST COMPANY.

16.5. This Trust Deed and all provisions hereof, shall extend to and be binding upon all successors and all persons claiming under or through beneficiaries, and the word "heir(s)" shall include all such persons and all persons entitled to receive for life the payments of the trust under this instrument shall be construed to mean "heirs more than one note is held".

100. No action for the enticement of the men or of any provision hereof shall be subject to any defense which would not be good and sufficient to the party interpreting same in an action at law upon the note hereby secured.

101. Trusts or the note shall have the right to inspect the premises at all reasonable times and access thereto shall be permitted for the purpose.

statement of the liability of any tax assessors, tax collector, tax office or title of claim measure.

3. The trustee of the trust hereby executed making any payment authorized relating to taxes or assessments, may do so according to any bill, statement or estimate presented to him by the collector or auditor of such bills.

delivers all public policies no less than twice as effective as those of the next best alternative and removes policies to the degree of one note, and in case of inauthentic boost to expertise, runs down to

or assessments which may derive to countries.

premises; (e) company which renders services in respect of law or municipal ordinances with respect to the use thereof; (f) makes and manufactures alterations in said premises except as required by law or municipal ordinance;

1. **Improvements now or heretofore on the premises which may become damaged or be destroyed:** (a) promote; (b) keep said premises in good condition and repair, without waste, and free from mechanics, or other persons

THE COVENANTS, CONDITIONS AND PROVISIONS REFERRED TO ON PAGE 1 ARE REVERSED SIDE OF THIS TRUST DEED; Page 2