

UNOFFICIAL COPY

TRUST DEED

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This document prepared by: Pat Guisinger Republic Bank of Chicago 6501 S. Pulaski Road Chicago, Il. 60629

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NO. 1

THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made April 4, 19 88, between Carl P. Ferraro and Rose Marie T. Ferraro

herein referred to as "Mortgagors", and REPUBLIC BANK OF CHICAGO, an Illinois Banking 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 --**Seven Thousand Seventy Two Dollars and 20/100 (\$7,072.20)

Dollars, evidenced by one certain Instalment Note of the Mortgagors of even date herewith, made payable to THE ORDER OF -----Republic Bank of Chicago, 6501 S. Pulaski Road, Chgo, Il.60629---

and delivered, in and by which said Note the Mortgagors promise to pay the said principal sum ~~and interest~~ from Date of Disbursement on the balance of ~~principal remaining from time to time unpaid~~ at the rate of 11.01 per cent per annum in instalments (including principal and interest) as follows: --Thirty-Six (36) monthly payments of One Hundred Ninety Six Dollars and 45/100 (\$196.45

Dollars or more on the 4th day of May 19 88 and One Hundred Ninety Six & 45/100 (\$196.45 Dollars or more on the 4th day of each month thereafter until said note is fully paid except that the final payment ~~of principal~~ if not sooner paid, shall be due on the 4th day of April 19 91 All such payments on account of the indebtedness evidenced by said note to be ~~applied to principal~~ applied to ~~principal~~ on the unpaid ~~principal~~ balance and the ~~remaining balance~~ provided that the ~~payments~~ each instalment unless paid when due shall bear interest at the rate of 13.01 per annum, and all of said ~~payments~~ ~~principal~~ ~~and interest~~ being made payable at such banking house or trust company in -----Chicago----- 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 -----Republic Bank of Chicago in said City.

NOW, THEREFORE, the Mortgagors to secure the payment of the said ~~principal~~ sum of money ~~and 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 9 in Block 3 in Fredrick H. Bartlett's Marquette Highlands Subdivision in the North East 1/4 of the north East 1/4 of Section 21, Township 38 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

A/K/A: 4921 West 63rd Street, Chicago, Illinois 60629

P/I/N: 19-21-205-002 *Jim R.A.V.*

** includes principal of \$6,000.00 and interest of \$1,072.20

12.00

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 time 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.

(X) Carl P. Ferraro [SEAL] (X) Rose Marie T. Ferraro [SEAL]
Carl P. Ferraro [SEAL] Rose Marie T. Ferraro [SEAL]

STATE OF ILLINOIS, I, Pat Guisinger
County of Will } SS. a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT Carl P. Ferraro and Rose Marie T. Ferraro

who SC personally known to me to be the same person S whose name S 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 4th day of April 19 88

OFFICIAL SEAL PAT GUISINGER

Pat Guisinger Notary Public

5# 71-56-341

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