



TRUST DEED

89123270

CTTC 7

THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE made March 18, 1989 between STANLEY KOWALIK and ROMUALDA KOWALIK, his wife;

1989 between STANLEY KOWALIK and

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 THOUSAND AND NO/100 (\$30,000.00) Dollars, evidenced by one certain Instalment Note of the Mortgagors of even date herewith, made payable to THE ORDER OF BEARER

and delivered, 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 7 1/2 % per cent per annum in instalments (including principal and interest) as follows:

SEVEN HUNDRED TWENTY FIVE AND 37/100 (\$725.37) Dollars or more on the 1st day of April 1989 and SEVEN HUNDRED TWENTY FIVE AND 37/100 (\$725.37) Dollars or more on the first 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 1st day of March, 1993. 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 9% per annum, and all of said 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 the holder of the installment / note 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, being and being in the City of Chicago COUNTY OF Cook AND STATE OF ILLINOIS to-wit:

Lot 2 in Block 8, in Sunnyside Heafield and Thomas Country Club Addition to Chicago a Subdivision of the North 20 acres of the South 60 acres of the Northwest Quarter of Section 17, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois;

THIS INSTRUMENT PREPARED BY: Att'y Arthur W. Berg-2655 N. Laramie Ave; Chgo. Ill. 60639

PTN:13-17-108-033

which, with the property hereinafter described, is intended to secure the premises... TOGETHER with all improvements, appurtenances, fixtures, trees and appurtenances thereto belonging and... TO HAVE AND TO HOLD the premises unto the said Trustee, its successors and assigns, forever, for the purposes, and upon the trusts herein set forth, free from all liens 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. Romualda Kowalik Stanley Kowalik

STATE OF ILLINOIS Arthur W. Berg a Notary Public in and for and residing in said County, in the State aforesaid DO HEREBY CERTIFY THAT Stanley Kowalik and Romualda Kowalik, his wife;

who are personally known to me to be the same person whose name 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 18th day of March 19 89 Arthur W. Berg Notary Public

89123270

60630

FOR RECORDERS INDEX POSTS... 7527 N. MILLER AVENUE...

Abbey Arthur W. Berg... 2655 N. Laramie Ave... Chicago, Ill. 60639

MAIL TO:

CHICAGO TITLE AND TRUST COMPANY... Assistant Secretary... Identification No. 7283A

FOR THE PROTECTION OF BOTH THE BORROWER AND LENDERS COMPANY... FIRST DEED SHOOTER... AND TRUST COMPANY...

1. Mortgagee shall promptly repair, restore or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or destroyed... 2. Mortgagee shall pay before any final mortgagee's tax... 3. Mortgagee shall keep all buildings and improvements now or hereafter insured against loss or damage by fire...

027232720