

UNOFFICIAL COPY



TRUST DEED  
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CTTC 1

THE ABOVE SPACE FOR RECORDER'S USE ONLY

72-10-1110-228608

THIS INDENTURE, made JUNE 1, 1989 between  
GERALD L. FARINA AND DONNA M. FARINA, 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 principal Promissory Note hereinafter described, said legal holder or holders being herein referred to as Holders of the Note, in the Principal Sum of

ONE HUNDRED THOUSAND AND NO/100'S-----(\$100,000.00) DOLLARS,

evidenced by one certain Principal Promissory Note of the Mortgagors of even date herewith, made payable to THE ORDER OF  
~~REARER~~ LEONARD J. FARINA AND MARY B. FARINA, HIS WIFE

and delivered, in and by which said Principal Note the Mortgagors promise to pay the said principal sum on MAY 1, 1989 with interest thereon from JUNE 1, 1989 until maturity at the rate of TEN (10%) per cent per annum, payable ~~monthly~~ on the 1ST day of EACH MONTH ~~and thereafter~~ in each year; all of said principal and interest bearing interest after maturity at the rate of 14 per cent 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 LEONARD J. FARINA 11574 S. LAWDALE CHICAGO, ILLINOIS 60655 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 BROADVIEW COUNTY OF COOK AND STATE OF ILLINOIS,

to wit:

THE NORTH 1 FOOT OF LOT 148 (EXCEPT THE WEST 17 FEET THEREOF), LOT 159 (EXCEPT THE WEST 17 FEET THEREOF) AND LOT 160 (EXCEPT THE NORTH 31 FEET AND EXCEPT THE WEST 17 FEET THEREOF) IN CUMMINGS AND FOREMAN REAL ESTATE CORPORATION HOME ADDITION IN THE NORTH WEST QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

P.I.N. 15-22-100-064-0000  
PROPERTY ADDRESS: 2225 S. 25TH BROADVIEW, ILLINOIS

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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 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, major 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 on 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.

Gerald L. Farina [SEAL] Donna M. Farina [SEAL]  
GERALD L. FARINA DONNA M. FARINA  
[SEAL] [SEAL]

STATE OF ILLINOIS, }  
County of Cook } SS. I, Karen A. Roucka  
a Notary Public in and for the residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT  
GERALD L. FARINA AND DONNA M. FARINA, HIS WIFE,

who is personally known to me to be the same persons whose name s are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed,

OFFICIAL SEAL  
Karen A. Roucka  
Notary Public, State of Illinois  
Commission Expires 1/24/91

and delivered the said instrument as their free and voluntary act, for the uses and purposes therein under my hand and Notarial Seal this 1st day of June, 1989.  
Karen A. Roucka Notary Public

