



TRUST DEED

90018141

CTTC 7

THE ABOVE SPACE FOR RECORDER'S USE ONLY

913.25

10:23:00

1.4.1

THIS INDENTURE, made December 28

19 89, between

DEPT-01

731111 TRAH 5020 01/11/90

1245 4 6 4-90-01.8

William T. Nemeo and Patricia A. Nemeo

herein referred to as "Mortgagors,"

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 Instalment Note hereinafter described, said legal holder or holders being herein referred to as Holders of the Note, in the principal sum of Thirteen thousand one hundred twenty-five and no/100ths-----(\$13,125.00)----- Dollars, evidenced by one certain Instalment Note of the Mortgagors of even date herewith, made payable to THE ORDER OF BEAKER

and delivered, in and by which said Note the Mortgagors promise to pay the said principal sum and interest from December 28, 1989

of 15% add on per cent per annum in instalments (including principal and interest) as follows: (Commercial Loan which includes financing charges)

Two hundred eighty and 75/100ths (\$218.75) Dollars on the 10th day of January 19 90 and Two hundred eighty and 75/100ths Dollars XXXXX on the 10th 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 10th day of December 19 94 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 per annum, and all of said principal and interest being made payable at such banking house or trust company in 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 ANSOF Realty, Inc under this Note are in said City, 4301 N. Damen Ave, received ten days after the same is due there shall

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 a part of their estate, right, title and interest therein, situate, lying and being in the City of Chicago COUNTY OF Cook AND STATE OF ILLINOIS,

Lot 3 in Hill's Resubdivision of Lots 36 to 39 inclusive in Block 4 in Harold J. McElhinny's 1st Addition to Southtown, being a Subdivision of the SE 1/4 of Section 24, Township 37 North, Range 13 East of the Third Principal Meridian in Cook County, Illinois, P.T.N. 24-24-405-043 Address of Property: 11507 S. Artesian, Chgo. IL 60655

In the event of the sale, assignment or transfer of all or any portion of the title to the above described property from the makers hereof to a third party or parties, the entire principal balance then due under the Note secured by this Trust Deed shall at the option of payee immediately become due and payable,

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, including (without restricting the foregoing), screens, window air air 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 mortgagor 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 hands,..... and seal s..... of Mortgagors the day and year first above written. William T. Nemeo Patricia A. Nemeo

This document is prepared by: Bernard Rosenfeld, 4301 N. Damen Ave., Chgo, IL 60618 STATE OF ILLINOIS, June General SS. a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT County of Cook William T. Nemeo and Patricia A. Nemeo

Notary Seal JUN 15 1989 I, June General, Notary Public, do hereby certify that the foregoing instrument as their free and voluntary act, for the uses and purposes therein set forth. Notarial Seal Commission Exp. 11/15/91

11507 S. Argosham
CHICAGO, ILLINOIS 60655
FOR RECORDERS OFFICE
INSURETY BOND COMPANY

Chicago, Ill 60618
Bernard Rosenfeld
6301 N. Damen Ave.

MAIL TO:

IMPORTANT
THE NOTE SECURED BY THIS TRUST DEED SHOULD
BE IDENTIFIED BY CHICAGO TITLE AND TRUST COMPANY
-REPORT THE TRUST DEED IS FILED FOR RECORD.

CHICAGO TITLE AND TRUST COMPANY,
Trustee.
By *David Trust Officer / 11507 S. Argosham, Ill.*

1. Mortgages shall be kept in full force and effect and no mortgage shall be released or discharged until the principal and interest thereon has been paid in full. The mortgagor shall be bound to pay the principal and interest on the mortgage in accordance with the terms hereof. The mortgagor shall be bound to pay the principal and interest on the mortgage in accordance with the terms hereof. The mortgagor shall be bound to pay the principal and interest on the mortgage in accordance with the terms hereof.

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