

90067853



TRUST DEED

CTTC 7

THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made December 22 1989, between

Albert J. Spagnola, Jr. and Pattie M. Spagnola, Jr. hereinafter referred to as "Mortgagors," and CHICAGO TITLE AND TRUST COMPANY

an Illinois corporation doing business in Chicago, Illinois, hereinafter referred to as TRUSTEE, witnesseth: THAT, WHEREAS the Mortgagors are partly 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 Three thousand five hundred fifty and no/100ths (\$3,550.00) Dollars, evidenced by one certain Instalment Note of the Mortgagors of even date herewith, made payable to THE ORDER OF BEARER and delivered, in part by which said Note the Mortgagors promise to pay the said principal sum/which includes interest from December 22, 1989 at the rate of 14% add on per cent per annum in instalments (including principal and interest) as follows:

Commercial loan which includes financing charges One hundred and no/100ths \$100.00 Dollars on the 22nd day of February and One Hundred and no/100ths Dollars on the 22nd 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 22nd day of January. All such payments on account of the indebtedness evidenced by said note to be paid applied to principal, interest 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 Astro Realty, Inc. in said City, 4301 N. Damen Ave., Chicago, IL 60618

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 that estate, right, title and interest therein, situate lying and being in the City of Oak Park COUNTY OF COOK AND STATE OF ILLINOIS, to wit:

South Half (1/2) of Lot Twelve (12) Lot Thirteen (13) In Block Two in Wm. F. Olson and Company's Subdivision of the North East Quarter of the South West Quarter of the North West Quarter of Section 17, Township 39 North, Range 13, East of the Third Principal Meridian

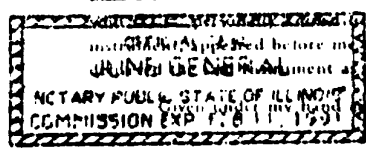
P.T.N. 16-17-118-029 Address of property: 725 S. Harvey, Oak Park, IL 60304 In the event of the sale, assignment or transfer of all or any portion of the title to the property described above from the makers hereof to a third party or parties, the entire principal balance then due under the Note secured by this Trust Deed shall be immediately payable by the mortgagors to the lender hereinafter named.

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 thereon 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), green, window shades, storm doors and windows, floor coverings, mador 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 seals of Mortgagors the day and year first above written. Albert J. Spagnola, Jr. [SEAL] Pattie M. Spagnola [SEAL]

334-30-7839 June General Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT Albert J. Spagnola, Jr. and Pattie Marie Spagnola



me to be the same person whose name is subscribed to the foregoing this day in person and acknowledged that they their free and voluntary act, for the uses and purposes therein set forth. Notarial Seal this 22nd day of December 1989 June General Notary Public

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