

UNOFFICIAL COPY

TRUST DEED
THIS INSTRUMENT PREPARED BY:
REPUBLIC BANK OF CHICAGO
6501 S. PULASKI ROAD
CHICAGO, IL. 60629

90274641

NO. 1

THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made JUNE 7 19 90 between

HOWARD BERKSON MARSHA FRIEND BERKSON
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

FOURTEEN THOUSAND THREE HUNDRED FIFTY-ONE AND 76/100 (\$14,351.76) Dollars, evidenced by one certain Instalment Note of the Mortgagors of even date herewith, made payable to THE ORDER OF REPUBLIC BANK OF CHICAGO

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 12.015 per cent per annum in instalments (including principal and interest) as follows:

THREE HUNDRED NINETY-EIGHT AND 56/100 (\$398.66) Dollars or more on the 7TH day of JULY 1990, and THREE HUNDRED NINETY-EIGHT AND 65/100 Dollars or more on the 7TH 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 7TH day of JUNE 19 93. 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 12.015 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 REPUBLIC BANK OF CHICAGO in said City, 6501 S. PULASKI

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 CHICAGO COUNTY OF AND STATE OF ILLINOIS, to wit:

COOK P. I. N. 16-01-412-019

AKA: 2742 W. AUGUSTA CHICAGO, ILLINOIS

LOT 29 IN BLOCK 2 IN WATRISSE' SUBDIVISION OF THE SOUTH 1/2 OF THE NORTH WEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE EAST 115 FEET THEREOF) IN COOK COUNTY, ILLINOIS.

DEPT-01 RECORDING \$15.00
TR222 TRN# 8615 06/11/90 to 52.00
#0702 # *-90-274641
COOK COUNTY RECORDER

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 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, inners 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 a part of the real estate.

TO HAVE AND TO HOLD the premises unto the said Trustee, its successors and assigns, forever, for the purpose, 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 HOWARD BERKSON [SEAL] X MARSHA FRIEND BERKSON [SEAL]

STATE OF ILLINOIS, I, JEAN EGGERT
County of COOK } SS. a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT HOWARD BERKSON MARSHA FRIEND BERKSON

who ARE personally known to me to be the same person S 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

OFFICIAL Notary Seal, for the uses and purposes therein set forth.
JEAN EGGERT
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP. SEPT. 28, 1993

8th day of JUNE 1990
Jean Eggert Notary Public

Notarial Seal

Trust Deed - Individual Mortgagor - Secures One Instalment Note with Interest Included in Payment.

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