



TRUST DEED

767939

UNOFFICIAL COPY

-91-159876

91459876

CTTC 1

THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made September 4, 1991 between MIROSLAV ADAMOVIC and ROSANDA ADAMOVIC, 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 FORTY-FIVE

THOUSAND & NO/100 (\$45,000.00----- DOLLARS, evidenced by one certain Principal Promissory Note of the Mortgagors of even date herewith, made payable to THE ORDER OF BEARER

and delivered, in and by which said Principal Note the Mortgagors promise to pay the said principal sum on December 4, 1991 with interest thereon from September 4, 1991 until maturity at the rate of 10.75% per cent per annum, payable monthly on the 4th day of December 1991 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

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 Chicago COUNTY OF COOK AND STATE OF ILLINOIS, to wit:

Lot 27 in Block 4 in Capek Cermak and Friedl's Subdivision of Lots 2, 3, 6, 7 and 10 of Kerfoots Subdivision of the East half of the North West quarter of Section 28, Township 40 North, Range 13, East of the Third Principal Meridian.

DEPT. OF RECORDING \$13.29
T65555 TRAN 7527 09/05/91 14:19:00
#3943 # E *-91-459876
COOK COUNTY RECORDER

In the event the property herein described is sold, the entire balance of principal and interest due under said principal note at the time of sale, shall become immediately due and payable.

PIN: 13-28-114-026

Address of property: 5340 W. Wellington, Chicago, IL 60641

THIS INSTRUMENT WAS PREPARED BY IGNAZ KRATZ, 29 S. LaSalle, Chicago, Illinois 60603

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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 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, 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, in-door 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 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 hands and seal of Mortgagors the day and year first above written.

Miroslav Adamovic (SEAL)
MIDROSLAV ADAMOVIC (SEAL)

Rosanda Adamovic (SEAL)
ROSANDA ADAMOVIC (SEAL)

STATE OF ILLINOIS,
County of Cook } SS.

I, the Undersigned
a Notary Public in and for the residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT
Miroslav Adamovic & Rosanda Adamovic, his Wife

"OFFICIAL SEAL"
Ignaz Kratz
Notary Public, State of Illinois
My Commission Expires July 14, 1995

who personally known to me to be the same persons whose names 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 4th day of September, 1991.

Ignaz Kratz Notary Public

Notarial Seal

1329

