

# UNOFFICIAL COPY

TRUST DEED

91115639

THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE made **MARCH 2** 19 **91** between **HELMUT STEFAN AND INGRID STEFAN,**

**HIS WIFE**  
of the **VILLAGE** of **BRIDGEVIEW** County of **COOK**  
State of **ILLINOIS** herein referred to as "Mortgagors", and **Bridgeview Bank & Trust Company, Bridgeview, Illinois**  
an Illinois corporation doing business in Bridgeview, Illinois, herein referred to as "TRUSTEE" witnesseth  
**THAT, WHEREAS** the Mortgagors are justly indebted to the legal holder or holder of the Instalment Note hereinafter described,  
said legal holder or holders being herein referred to as Holders, in the principal sum of

**THIRTY THOUSAND AND NO/100----- (\$30,000.00)-----** Dollars,  
evidenced by one certain Instalment Note of the Mortgagors of even date herewith, made payable to **BEARER** and delivered, in  
and by which said Note the Mortgagors promise to pay the said principal sum and interest from **MARCH 7, 1991**

on the balance of principal remaining from time to time unpaid at the rate of **10.50% PER ANNUM AND AT A VARIABLE RATE**  
per cent per annum in installments as follows **THEREAFTER OF 1.50% PER ANNUM ABOVE THE PRIME RATE OF THIS LENDER.**

**THREE HUNDRED THIRTY TWO AND 73/100-----** DOLLARS  
( \$332.73 ) on the **16TH** day of **APRIL** 19 **91** and

**THREE HUNDRED THIRTY TWO AND 73/100-----** DOLLARS  
( \$332.73 ) on the **16TH** day of each **MONTH**  
**HEREAFTER** until said note is fully paid except that the final payment of principal and interest, if not sooner paid, shall be due  
on the **16TH** day of **MARCH** **2006** 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 be interest at the then highest rate permitted by law and all of said principal  
and interest being made payable at such banking house or trust company 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 Bridgeview Bank & Trust Company, Bridgeview, Illinois

**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 per-  
formed, 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

**COUNTY OF COOK AND STATE OF ILLINOIS, to wit:**  
**LOT 7 IN P & P 1ST ADDITION BEING A SUBDIVISION OF THE SOUTH 60 FEET OF THE NORTH 300 FEET**  
**(EXCEPT THE WEST 300 FEET THEREOF) AND THE S 60 FEET OF THE NORTH 360 FEET OF LOT G IN**  
**SUPERIOR COURT COMMISSIONER'S PARTITION OF THE NE 1/4 OF SECTION 36, TOWNSHIP 38 NORTH,**  
**RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**P.L.N. 18-36-222-004**

which, with the property hereinafter described, is referred to herein as the "premises"

**TOGETHER** with all improvements thereon, fixtures, furniture, appliances, then to be belonging, and all rents, issues and profits  
thereof for so long and during all such time as Mortgagors may be compelled to pay the same, placed primarily and on a parity with said real estate,  
and not secondarily, and all apparatus, equipment or articles now or hereafter placed thereon, used to supply heat, gas, air conditioning, water,  
light, power, refrigeration, electric, gas, water or centrally controlled, and including (without restricting the foregoing), screens,  
window shades, curtains, drapes and window coverings, radiator beds, awnings, steps, 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 such 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, to have and to hold for the purposes, and upon the uses and trusts  
herein set forth, to the said Holders and their heirs and assigns, by virtue of the Homestead Exemption Laws of the State of Illinois, which said rights and  
benefits the Mortgagors declare by expressly release and waive.

This trust deed and the covenants, conditions and provisions herein contained, together with the reverse side of this trust deed are  
incorporated here to by reference and shall be binding on the mortgagors, their heirs, successors and assigns.

**WITNESS** my hand and seal of office this **second** day of **March** 19 **91** at **Bridgeview**, Illinois.

**TRUSTEE** *Joseph C. Messina* (SEAL)  
**TRUSTEE** *Ingrid Stefan* (SEAL)

**STATE OF ILLINOIS**  
**JOSEPH C. MESSINA**

**County of COOK**  
Notary Public in and for and residing in said County, in the State aforesaid, **DO HEREBY CERTIFY THAT**  
**HELMUT STEFAN AND INGRID STEFAN, HIS WIFE**

who **ARE** personally known to me to be the same person **S** whose names **S**

**ARE** subscribed to the foregoing Instrument, appeared before me

**THEY** person and acknowledged that

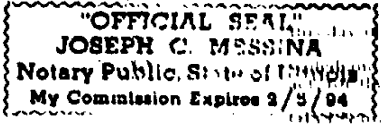
**THEIR** free and voluntary

deeded the said Instrument as

business and purposes therein set forth, including the release and waiver of the right of homestead

this **second** day of **MARCH** A.D. **1991**

*Joseph C. Messina* Notary Public



**D NAME** BRIDGEVIEW BANK & TRUST COMPANY  
**STREET** 7940 SOUTH HARLEM AVENUE  
**CITY** BRIDGEVIEW, IL 60455  
**INSTRUCTIONS** RECORDER'S OFFICE BOX NO. **206**

**FOR RECORDERS INDEX PURPOSES**  
**INSERT STREET ADDRESS OF ABOVE**  
**DESCRIBED PROPERTY HERE:**  
**8029 SOUTH OCTAVIA**  
**THIS DOCUMENT PREPARED BY**  
**PETER E. HALEAS, ATTORNEY-AT-LAW**  
**7940 SOUTH HARLEM AVENUE**  
**BRIDGEVIEW, IL 60455**

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THE LOAN MAKES THE CREDITORS AND MORTGAGEE'S RIGHTS TO THE PROPERTY OF THE DEBTOR...

Mortgagee shall promptly repair and replace... Mortgages shall pay before any specific charges... Mortgagee shall keep all buildings... In case of default therein... The Trustee of the holders of the note... When the indebtedness hereby secured... Proceeds of any foreclosure sale... Upon, or at any time after the filing... No action for enforcement... Trustee has no duty to examine... Trustee shall release this note... Trustee may resign by instrument... This Trust Deed and all provisions... The undersigned agree to pay to the Bridgeview Bank... A late charge on payments made more than 15 days after due date...

51157

IMPORTANT FOR THE PROTECTION OF BOTH THE BORROWER AND LENDER, THE NOTE SECURED BY THIS TRUST DEED SHOULD BE IDENTIFIED BY THE INSTRUMENT NAMED HEREIN BEFORE THE TRUST DEED IS FILED FOR RECORD

The Instrument Note mentioned in the within Trust Deed has been identified here-with under identification No. 1006 Bridgeview Bank & Trust Company, Bridgeview, Illinois, Trustee By: [Signature]

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