



UNOFFICIAL COPY

TRUST DEED

THIS DOCUMENT PREPARED BY ALAN S. CUTLER FOR FIRST SECURITY TRUST & SAVINGS BANK 7315 W. GRAND AVE. ELMWOOD PARK, ILL. 60635

92983165

THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INSTRUMENT made DECEMBER 15, 1992, between BENEDETTO AFFRONTI AND ISABELLA AFFRONTI, 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 holders of the installment Note hereinafter described, said legal holder or holders being herein referred to as Holders of the Note, in the principal sum of

-----EIGHTY THOUSAND AND 00/100----- Dollars, evidenced by one certain Installment Note of the Mortgagors of even date herewith, made payable to THE ORDER OF BEARER

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 8 3/4 percent per annum in installments (including principal and interest) as follows:

SIX HUNDRED TWENTY NINE & 36/100----- Dollars or more on the 1ST day of JANUARY 1993 and SIX HUNDRED TWENTY NINE & 36/100----- Dollars or more on the 1ST 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 1ST day of DECEMBER, 2022. 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 installment unless paid when due shall bear interest at the rate of 8 3/4 percent per annum, and all of said principal and interest being made payable at such banking house or trust company in ELMWOOD PARK 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 FIRST SECURITY TRUST AND SAVINGS BANK in said City.

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:

TOE TO IN WITWICK'S FIRST ADDITION TO GLEN-EDEN STATES, BEING A SUBDIVISION OF THAT PART OF THE NORTH EAST QUARTER (1/4) OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH EAST CORNER OF THE NORTH EAST 1/4 OF SAID SECTION THENCE NORTH ALONG THE EAST LINE OF SAID SECTION 5 CHAINS AND 50 LINKS; THENCE WEST PARALLEL WITH THE SOUTH LINE OF THE NORTH 1/2 OF SECTION 11 AFORESAID, 27 CHAINS AND 33 LINKS; THENCE SOUTH 5 CHAINS AND 50 LINKS TO THE SOUTH LINE OF THE NORTH 1/2 OF SECTION 11 AFORESAID; THENCE EAST ON SAID SOUTH LINE TO THE POINT OF BEGINNING; (EXCEPT THE WEST 682.36 FEET OF SAID TRACT) AND (EXCEPT THE EAST 600 FEET THEREOF); ALSO THE NORTH 20 ACRES OF THE NORTH 20 ACRES OF THE EAST 1/2 OF THE SOUTH 1/4 OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON JANUARY 7, 1955 AS DOCUMENT 1569588. PIN: 12-11-207-031-0006 COMMONLY KNOWN AS: 8106 W. FARRAGUT CHICAGO, ILLINOIS 60656

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774 # * -92-703145 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, 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 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, S and seal, S of Mortgagors the day and year first above written BENEDETTO AFFRONTI ISABELLA AFFRONTI

7414 SEC 5 / 12002315 SA 243

STATE OF ILLINOIS, I, JEFFREY L. GONIEWSKI a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY County of COOK THAT BENEDETTO AFFRONTI AND ISABELLA AFFRONTI, HIS WIFE

who ARE personally known to me to be the same person S whose name S 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 15th day of DECEMBER 1992 Jeffrey L. Goniewski Notary Public

