

UNOFFICIAL COPY



TRUST DEED

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THE ABOVE SPACE FOR RECORD USE ONLY

THIS INDENTURE, made June 1 19 93, between Frank C. Filskov and Debra L. Filskov, 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 Instalment Note hereinafter referred to as the Note, said legal holder or holders being herein referred to as Holders of the Note, in the principal sum of \$86,000

EIGHTY-SIX THOUSAND DOLLARS,

evidenced by one certain Instalment Note of the Mortgagors of even date herewith, BEARER

and delivered, in and by which said Note the Mortgagors promise to pay the said principal sum and interest from June 1, 1993 on the balance of principal remaining from time to time unpaid at the rate of 6 1/2% per cent per annum in instalments (including principal and interest) as follows:

Seven hundred forty-nine and 16/100 (\$749.16) Dollars or more on the 1st day of July 1993 and Seven hundred forty-nine and 16/100 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 June, 2008. 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 6 1/2% per annum, and all of said principal and interest being made payable at such banking house or trust company in Des Plaines 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 the holder of the installment in said City, Des Plaines, 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 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 Des Plaines, COUNTY OF Cook AND STATE OF ILLINOIS, to wit:

Lot Four in Block "J" in Kuntze's High Ridge Knolls Unit No. 3, being a Resubdivision of parts of Lots Five and Nine of the Owner's Subdivision of Section 13, Township 41 North, Range 11, East of the Third Principal Meridian, according to Plat of said Kuntze's High Ridge Knolls Unit No. 3, registered in the Registrar's Office of Cook County, Illinois, on June 27, 1960, as Document Number 1928619.

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220 West Millers Road - Des Plaines, IL 60016

Prepared by: Gerald W. Saperstein, Esq. 4801 W. Peterson-Chicago, IL

which, with the property hereinafter described, is referred to herein as the "premises." TOGETHER with all improvements, tenements, easements, fixtures, and appurtenances thereto (which are pledged, mortgaged, and on a parity with said real estate and not secondarily) and all apparatus, equipment or articles now or hereafter therein or thereon, including but not limited to, 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 and seal of Mortgagors the day and year first above written.

Frank C. Filskov [SEAL] Debra L. Filskov [SEAL]

STATE OF ILLINOIS, I, the undersigned, a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT Frank C. Filskov and Debra L. Filskov

who personally known to me to be the same person 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 SEAL DAWN HENDRICKS NOTARY PUBLIC STATE OF ILLINOIS MY COMMISSION EXP. FEB. 17, 1997

Given under my hand and Notarial Seal this 1st day of June 19 93.

Notarial Seal

Dawn Hendricks Notary Public

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\$23.50

\$23.50

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