



TRUST DEED

UNOFFICIAL COPY

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THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made July 12 19 91, between

JACK GRAHAM and LENORA M. GRAHAM

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 described, said legal holder or holders being herein referred to as Holders of the Note, in the principal sum of

Seven Thousand Five Hundred and 00/100 (\$7,500.00) Dollars.

evidenced by one certain Instalment Note of the Mortgagors of even date herewith, made payable to THE ORDER OF

ROBERT F. KASTHOLM and JANICE T. KASTHOLM, His Wife

and delivered, in and by which said Note the Mortgagors promise to pay the said principal sum and interest from July 12, 1991 on the balance of principal remaining from time to time unpaid at the rate of 8 1/2 percent per annum in instalments (including principal and interest) as follows:

One Hundred Fifty Two and 07/100 (\$152.07) Dollars or more on the 1st day of August 1991, and One Hundred Fifty Two and 07/100 (\$152.07) 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 July, 1996. 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 8 1/2 percent per annum, and all of said principal and interest being made payable at such banking house or trust company in Elmhurst, 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 ROBERT F. KASTHOLM in said City, 906 South Euclid, Elmhurst, Illinois 60126.

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 Village of Bellwood, Cook County, Illinois, AND STATE OF ILLINOIS, to wit:

LOT 17 (EXCEPT THE SOUTH 30 FEET AND ALSO EXCEPT THE WEST 16 FEET THEREOF) IN WILLIAM ZELOSKY'S HARRISON STREET "L" STATION SUBDIVISION IN THE SOUTH WEST QUARTER OF THE NORTH WEST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index No. 15-16-123-051-0000

Commonly Known As: 1100 Bellwood Avenue, Bellwood, Illinois 60104

DEPT-01 RECORDING

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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 and seal of Mortgagors the day and year first above written.

JACK GRAHAM (SEAL)

LENORA M. GRAHAM (SEAL)

STATE OF ILLINOIS,

County of Cook

SS.

John E. Dvorak, Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT JACK GRAHAM and LENORA M. GRAHAM, His Wife, who are

"OFFICIAL SEAL"

JOHN E. DVORAK

Notary Public, State of Illinois, 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 voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 12th day of July 19 91.

Notarial Seal

2350 out

UNOFFICIAL COPY

PLACE IN RECORDER'S OFFICE BOX NUMBER Westchester, Illinois 60154-7038

1100 Bellwood Avenue
Bellwood, Illinois 60104
FOR RECORDERS INDEX PURPOSES
INSERT STREET ADDRESS ABOVE
DESCRIBED PROPERTY HERE

MR. John R. Dvorak

P.O. Box 7038



FOR THE PROTECTION OF BOTH THE BORROWER AND TRUST COMPANY, TRUSTEE, BEFORE THE TRUST DEEDS FILED FOR RECORD.

CHICAGO TITLE AND TRUST COMPANY, Trustee.
Assistant Secretary/Assistant Vice President

1. Mortgagee shall promptly repair, restore or rebuild any buildings or improvements now or hereafter situated on said premises insured against loss or damage by fire...
2. Mortgagee shall pay before any penalty...
3. Mortgagee shall keep all buildings and improvements now or hereafter situated on said premises insured against loss or damage by fire...
4. In case of default...
5. The Trustee of the note hereby secured...
6. Mortgagee shall pay each item of indebtedness...
7. When the indebtedness hereby secured...
8. The proceeds of any foreclosure sale...
9. Upon, or at any time after the filing of a bill to foreclose...
10. No action for the enforcement of the lien...
11. Trustee or the holder of the note shall have the right to inspect the premises...
12. Trustee has no duty to examine the title, location, existence or condition of the premises...
13. Trustee shall release this trust deed and the lien thereon...
14. Trustee may resign by instrument in writing...
15. This Trust Deed and all provisions hereof...
16. Before releasing this trust deed, Trustee or successor...
The provisions of this trust deed, the provisions of the "Trust and Trustee Act" of the State of Illinois shall be applicable to this trust deed.

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