



TRUST DEED

97081054

796956

DEPT-01 RECORDING \$25.00
T#0012 TRAM 3931 02/04/97 12:57:00
#8456 + CG *-97-081054
COOK COUNTY RECORDER

DEPT-10 PENALTY \$22.00

CTTC 7

THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made December, 23 19 96, between WORTH BANK AND TRUST, as trustee under trust agreement dated December 23, 1996 A/K/A Trust #5258

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 Four thousand (\$4,000)

evidenced by certain Instalment 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 December 23, 1996 on the balance of principal remaining from time to time unpaid at the rate of 8% per annum

Four thousand (\$4,000) plus interest

shall be due on the 27 day of December 1997

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 18% per annum, and all of said principal and interest being made payable at such banking house or trust company in 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 Howard Weitzman 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 COUNTY OF Cook AND STATE OF ILLINOIS, to wit:

PARCEL 1: LOTS 1 AND 2 IN BLOCK 8 (EXCEPT THE SOUTH 78 FEET THEREOF TAKEN FOR THE RIGHT OF WAY OF THE CHICAGO TRANSIT AUTHORITY) IN GEORGE K. SCHOENBERGER'S SUBDIVISION OF THE WEST 3/4 OF THE NORTH 40 RODS OF THE SOUTH EAST 1/4 OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOTS 11 AND 12 (EXCEPT THE NORTH 20 FEET OF LOT 12 AND EXCEPT THE NORTH 40 FEET OF LOT 11 AND EXCEPT THAT PART THEREOF TAKEN FOR THE RIGHT OF WAY OF CHICAGO TRANSIT AUTHORITY) IN SHERMAN COOPER'S SUBDIVISION OF LOTS 3 THROUGH 17, INCLUSIVE LOTS 27 THROUGH 34 INCLUSIVE, AND LOTS 38 THROUGH 41 INCLUSIVE ALL IN BLOCK 8 IN GEORGE K. SCHOENBERGER'S SUBDIVISION OF THE WEST 3/4 OF THE NORTH 40 RODS OF THE SOUTH EAST 1/4 OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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 (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.

[SEAL] WORTH BANK AND TRUST as trustee [SEAL] U/T/A dated December 23, 1996 [SEAL] A/K/A Trust # 5258 AND NOT PERSONAL!

STATE OF ILLINOIS, I, REFERENCE MADE PART OF SS. a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT

who personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that signed, sealed and delivered the said instrument as free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this day of 19

Notarial Seal

7573728 D2 3053 LA

Handwritten notes and scribbles on the right side of the page.

97081054

BOX 333-CTI

MAIL TO: HOWARD W. ZELIS, 4765 S. STATE, CHICAGO, ILL. 60609. PLACE IN RECORDER'S OFFICE BOX NUMBER

FOR THE PROTECTION OF BOTH THE BORROWER AND LENDER THE INSTALLMENT NOTE SECURED BY THIS TRUST DEED SHOULD BE IDENTIFIED BY CHICAGO TITLE AND TRUST COMPANY, TRUSTEE.

1. Mortgages shall (a) promptly repair, restore or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or destroyed; (b) keep said premises in good condition and repair, without water, without gas, without electric or other lines... THE COVENANTS, CONDITIONS AND PROVISIONS REFERRED TO ON PAGE 1 (THE REVERSE SIDE OF THIS TRUST DEED):

97081054

UNOFFICIAL COPY

CHICAGO TITLE & TRUST TRUST DEED

WORTH BANK AND TRUST RIDER TO MORTGAGE DATED 12/23/96

This mortgage is executed by Worth Bank and Trust, not personally but as Trustee, in the exercise of the power and authority conferred upon and vested in it as such Trustee (and said WORTH BANK & TRUST hereby warrants that it possesses full power and authority to execute this instrument) and it is expressly understood and agreed that nothing herein or in said principal or interest notes contained shall be construed as creating any liability on the said mortgagor or on said Worth Bank and Trust personally to pay the said principal notes or any interest that may accrue thereon, or any indebtedness accruing hereunder or to perform any covenant either express or implied herein contained, all such liability, if any being expressly waived by said mortgagee and by every person now or hereafter claiming any right or security hereunder, and that so far as the mortgagor and its successor and said WORTH BANK & TRUST personally are concerned, the legal holder or holders of said principal and interest notes and the owner or owners of any indebtedness accruing hereunder shall look solely to the premises hereby conveyed for the payment thereof, by the enforcement of the lien hereby created, in the manner herein and in said principal note, provided.

WORTH BANK & TRUST, as trustee and not personally U/T/A dtd. 12/23/96
a/k/a Trust No. 5258

BY: Mary J. Ciciora

ATTEST: Jeanne J. Prendergast

ITS: AVP & TRUST OFFICER

ITS: ASSISTANT TRUST OFFICER

STATE OF ILLINOIS)
COUNTY OF COOK)



755253

I, the undersigned, a Notary Public in the State aforesaid, do hereby certify, that MARY T. CICIORA of the WORTH BANK AND TRUST and JEANNE J. PRENDERGAST of said Bank, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such AVP & TRUST OFFICER and ASSISTANT TRUST OFFICER

respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act as the free and voluntary act of said Bank, as Trustee as aforesaid, for the uses and purposes therein set forth; and the said ASSISTANT TRUST OFFICER then and there acknowledged that SHE, as custodian of the corporate seal of said Bank, did affix the corporate seal of said Bank to said instrument as HER own free and voluntary act and as the free and voluntary act of said Bank as Trustee aforesaid, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 23RD day of DECEMBER A.D. 1996.

Marianne C. Vanek
Notary Public

97081054

UNOFFICIAL COPY

Property of Cook County Clerk's Office