

UNOFFICIAL COPY



TRUST DEED

3500849

LEYDEN SCHOOLS CREDIT UNION
9617 W. Grand Avenue-P.O.Box 236
Franklin Park, Illinois 60131

710787

[Handwritten Signature]

CTTC 7

THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made February 13, 1986, between Joseph O. Thomas, Jr., and Lori M. Thomas, his wife as joint tenants with right of survivorship

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

-----Twelve Thousand Three Hundred Twenty Three & 00/100 ----- Dollars, evidenced by one certain Instalment Note of the Mortgagors of even date herewith, made payable to THE ORDER OF

LEYDEN SCHOOLS CREDIT UNION and delivered, in and by which said Note the Mortgagors promise to pay the said principal sum or so much thereof as has been disbursed, together with interest from the date of each advance, on the principal balance from time to time, remaining at the rate of twelve percent (12%) per annum. Interest only shall be computed on the daily outstanding balance. Principal and interest payments at the rate of \$2.40 per hundred dollars of outstanding balance shall be payable monthly on the 13 day of each month commencing on the 13 day of the first month following execution hereof and continuing on the same day of every month thereafter with the final payment of principal and interest due on or before the same date of the 54th month following execution hereof, Said principal and interest being made payable, 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 LEYDEN SCHOOLS CREDIT UNION, 9617 W. Grand Ave., Franklin Park, Illinois, 60131.

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 Franklin Park COUNTY OF Cook AND STATE OF ILLINOIS, to wit:

The North Twenty (20) feet of Lot Thirty Four (34)
Lot Thirty Five (35)
In Block 18, in First Addition to Franklin Park, a Subdivision of the East Half (1/2) of the Northeast Quarter (1/4) of Section 28, Township 40 North, Range 12, East of the Third Principal Meridian, except certain portions thereof.

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

TOGETHER with all improvements, tenements, covenants, 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 hands and seals of Mortgagors the day and year first above written.

Joseph O. Thomas, Jr. [SEAL] *Lori M. Thomas* [SEAL]
Joseph O. Thomas, Jr. [SEAL] Lori M. Thomas [SEAL]

STATE OF ILLINOIS,

County of Cook, I, *Marjorie C. Glor*, a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT *Joseph O. Thomas, Jr. and Lori M. Thomas, his wife as joint tenants with right of survivorship*

who are personally known to me to be the same persons whose names 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 13 day of February 1986.

Notarial Seal

Marjorie C. Glor Notary Public

NOTE IDENTIFIED

RT-20

Subject to possible U.S. Federal Tax Lien

3500849

FOR RECORDER'S INDEX PURPOSES
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE

MAIL TO:

Assistant Secretary
Chicago Title and Trust Company

CHICAGO TITLE AND TRUST COMPANY

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

1. Mortgages shall be subject to the provisions hereof and shall be deemed to be subject to the provisions hereof in all respects as if they were made in conformity with the provisions hereof. The provisions of the "Trust and Trustees Act" of the State of Illinois shall be applicable to this trust deed.

2. Mortgages shall be subject to the provisions hereof and shall be deemed to be subject to the provisions hereof in all respects as if they were made in conformity with the provisions hereof. The provisions of the "Trust and Trustees Act" of the State of Illinois shall be applicable to this trust deed.

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