

UNOFFICIAL COPY

TRUST DEED

3951532

NOTE IDENTIFIED
RE TITLE SERVICES # RT3-471

CTTC 7

THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE, MADE November 19, 19 90 between Alexis Koustas and

Kathy Koustas, his wife

herein referred to as Mortgagors, and Parkway Bank of Schaumburg 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

ONE HUNDRED EIGHTY THOUSAND AND 00/100----- Dollars, evidenced by one 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 sum and interest from November 19, 1990 on the balance of principal remaining from time to time upaid at the rate of 11 per cent per annum in instalments (including interest) as follows:

Three Thousand and 00/100 Plus interest ----- Dollars or more on the 19th day of December 1990 and Three Thousand and 00/100 plus interest ----- Dollars or more on the 19th 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 19th day of November, 1995. 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 14 per annum, and all of said principal and interest being made payable at such banking house or trust company in Schaumburg 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 Parkway Bank of Schaumburg 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, lying and being in the Village of Des Plaines COUNTY OF Cook AND STATE OF ILLINOIS, to wit:

Lot four (4) in O'Hare Park being a subdivision of part of the south half (1/2) of the southwest quarter (1/4) of Section 24, Township 41 North, Range 11 East of the Third Principal Meridian according to the plat thereof registered in the office of the registrar of titles of Cook County, Ill on 7-19-62 as Doc #2045064

P.I.N. 08-24-305-004

430 Cordial Dr
Des Plaines Ill

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 thereon 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, in-lair beds, awnings, stoves and other 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] X Alexis Koustas [SEAL]

[SEAL] X Kathy Koustas [SEAL]

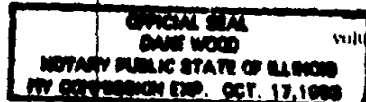
STATE OF ILLINOIS, I, Dane Wood, a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT Alexis and Kathy Koustas, HIS WIFE

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 19th day of November 19 90

Notarial Seal



3951532

FOR THE PROTECTION OF THE BORROWER AND LENDER THE INSTANT NOTE SECURED BY THIS DEED SHOULD BE RECORDED IN PUBLIC RECORDS. THIS DEED SHOULD BE RECORDED BY THE BORROWER AND LENDER COMPANY.

IMPORTANT

1. Mortgages shall promptly repair, restore or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or destroyed. (b) keep and premises in good condition and repair without expense or delay from mortgagor or other persons...

2. When the indebtedness secured shall become due and payable the mortgagor shall pay the same to the mortgagee or to the person or persons designated in this deed by the mortgagor... (b) the mortgagor shall pay the same to the mortgagee...

3. In case of default herein, Trustee or the holder of the note may, but need not, make any payment of principal and interest on the part of the mortgagor... (b) the mortgagor shall pay the same to the mortgagee...

4. The Trustee of the note hereby agreed making any payment of principal and interest on the part of the mortgagor... (b) the mortgagor shall pay the same to the mortgagee...

5. The Trustee of the note shall pay the same to the mortgagee... (b) the mortgagor shall pay the same to the mortgagee...

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THE COVENANTS, CONDITIONS AND PROVISIONS REFERRED TO ON PAGE 1 (THE REVERSE SIDE OF THIS FIRST DEED).

3951562
Submitted By

REAL ESTATE INDEX GROUP
1820 Ridge Avenue
Evanston, IL 60201
Order # R3-491

FOR THE PROTECTION OF THE BORROWER AND LENDER THE INSTANT NOTE SECURED BY THIS DEED SHOULD BE RECORDED IN PUBLIC RECORDS.

IMPORTANT

1. The Trustee of the note shall pay the same to the mortgagee... (b) the mortgagor shall pay the same to the mortgagee...

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