

UNOFFICIAL COPY

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TRUST DEED

23 295 511

CHICAGO TITLE AND TRUST COMPANY

THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INSTRUMENT made November 15 1975 between SALVADOR MURRA, a bachelor,

herein referred to as "Mortgagor," and CHICAGO TITLE AND TRUST COMPANY, an Illinois corporation doing business in Chicago, Illinois, herein referred to as TRUSTEE, witnesseth

THAT WHEREAS the Mortgagor is justly indebted to the legal holder or holders of the installment Note hereinafter described, said legal holder or holders being herein referred to as Holders of the Note, in the principal sum of

TWELVE THOUSAND AND NO/100 (\$12,000.00) - - - - - Dollars, evidenced by one certain installment Note of the Mortgagor of even date herewith, made payable to THE ORDER OF BEARER

and delivered, in and by which said Note the Mortgagor promise to pay the said principal sum and interest from date hereof on the balance of principal remaining from time to time unpaid at the rate of Nine (9) - - - - - per cent per annum in installments (including principal and interest) as follows:

TWO THOUSAND (\$2000.00) - - - - - Dollars on the 12th day of December 1975 and TWO THOUSAND (\$2000.00) - - - - - Dollars on the 12th 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 12th day of June 1976

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 installment unless paid when due shall bear interest at the rate of nine (9) per annum and all of said principal and interest being made payable at such banking house or trust company in Chicago 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 Edward Lewison, 1 N. LaSalle Street in and City.

Now WHEREFORE the Mortgagor covenants, promises, warrants, binds, obligates and agrees to pay the principal and interest in accordance with the terms, provisions and limitations of this instrument and the performance of the obligations hereunder to be performed and abided by the Mortgagor and the Trustee and to pay the receiver selected hereunder the principal and interest on the dates specified and to pay the same to the City of Chicago COOK COUNTY OF ILLINOIS AND STATE OF ILLINOIS.

That part of Lot 27 in Davis Resubdivision of Lot 12 in Block 71 in Subdivision by Calumet and Chicago Canal and Dock Company of parts of Sections 5 and 6, Township 37 North, Range 15, East of the Third Principal Meridian lying South of the North 2 feet 6 inches of said Lot in Cook County, Illinois.

5.00

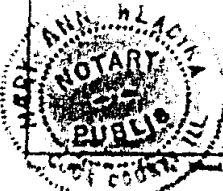
And that the property hereunto described is referred to hereinafter as the premises. The Trustee shall have the right to inspect the premises and to require the Mortgagor to furnish a copy of the title insurance policy and to require the Mortgagor to pay the cost of such title insurance. The Mortgagor shall be bound to pay the cost of such title insurance. The Mortgagor shall be bound to pay the cost of such title insurance. The Mortgagor shall be bound to pay the cost of such title insurance.

THIS IS A PURCHASE MONEY MORTGAGE. This trust deed consists of two pages. The covenants, conditions and provisions appearing on page 2 of the reverse side of this trust deed are incorporated by this reference and are a part hereof and shall be binding on the mortgagor, their heirs, successors and assigns.

WITNESSETH the said Mortgagor and the said Trustee. This instrument prepared by Edward Lewison, 1 No. LaSalle St. Chicago, Ill. Salvador Murra

STATE OF ILLINOIS MARY ANN WLADYKA Cook Salvador Murra, a bachelor.

is is he his November 15 1975 Mary Ann Wladyka



23 295 511

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

1. Mortgages shall promptly repair, restore or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or be destroyed, or keep and premises in good condition and repair without waste and free from incumbrances or other liens or claims for lien not expressly subordinated to the lien hereof. A pay when due any indebtedness which may be secured by a lien or charge on the premises superior to the lien hereof, and upon request exhibit satisfactory evidence of the discharge of such lien or charge to the holders of the note. A mortgagee, within a reasonable time, any building or buildings now or hereafter on the premises and premises appurtenant thereto, shall comply with all governmental laws or municipal ordinances with respect to the premises and the use thereof, to make any material alterations or improvements or to put premises to use as required by law or municipal ordinance.

2. Mortgages shall pay before any public sale all general taxes and shall pay special taxes, special assessments, water charges, sewer service charges, and other charges on the premises, when due, and shall upon written request, furnish to Trustee or to holders of the note duplicate receipts therefor. To prevent default hereunder Mortgages shall pay in full under protest, in the manner provided by statute, any tax or assessment which Mortgages may desire to contest.

3. Mortgages shall keep all buildings and improvements now or hereafter situated on said premises insured against loss or damage by fire, lightning or windstorm under policies providing for payment by the insurance company and money sufficient to pay the cost of replacing or repairing the same or to pay in full the indebtedness secured by this deed, and on completion satisfactory to the holders of the note, under insurance policies payable in case of loss or damage to Trustee for the benefit of the holders of the note, such rights to be evidenced by the standard mortgage clause to be attached to each policy, and shall deliver all policies, including additional and renewal policies, to holders of the note, and in case of insurance claims to be made, shall deliver renewal policies not less than 60 days prior to the respective dates of expiration.

4. In case of default of the note, Trustee or the holders of the note may, but need not, make any payment or perform any act herebefore required of Mortgages in any form and in respect of any and all taxes, but need not make full or partial payments of principal or interest on prior encumbrances, if any, and purchase, delivery or redemption of title, any tax lien or other lien or claim thereon, or redeem from any tax sale or foreclosure affecting and premises or any other property, tax or assessment. All money paid for any of the purposes herein authorized and all expenses paid or incurred in connection therewith, including attorneys' fees, and any other costs and charges, shall be paid by Mortgages or the holders of the note as provided in the mortgage and shall be deemed additional and renewed policies, to holders of the note, and in case of insurance claims to be made, shall deliver renewal policies not less than 60 days prior to the respective dates of expiration.

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19. This is a purchase money mortgage given to secure part of the purchase price.

Nov 17 2 33 PM '05
 #23295511

IMPORTANT THE NOTE SECURED BY THIS TRUST DEED SHOULD BE FORWARDED BY Chicago Title and Trust Company BEFORE THE TRUST DEED IS FILED FOR RECORD

CHICAGO TITLE AND TRUST COMPANY

MAIL TO Edward Lewison
 One North LaSalle Street - Room 3932
 Chicago, Ill. 60602

PLACE IN RECORDER'S OFFICE BOX NUMBER 533

FOR RECORDER'S INDEX PURPOSES
 PLEASE PRINT ADDRESS OF ABOVE
 PROPERTY HERE

9127 Exchange Avenue
 Chicago, Illinois