

666575

TRUST DEED

25777426



CTTC 1

THE ABOVE SPACE FOR RECORDER'S USE ONLY

5C 6-63-10-5 (Chubb)

5C 6310

THIS INSTRUMENT, made February 12, 19 81 between LaFayette Gatling, divorced and not since remarried, and Gladys Gatling, divorced and not since remarried

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 holder or holders of the principal Promissory Note hereinafter described, said legal holder or holders being herein referred to as Holders of the Note, in the Principal Sum of seventeen thousand six hundred no/100 (\$17,600.00)-----

DOLLARS,

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

It is understood that the word principal as used herein shall mean the same as the word "Base Sum".

See "RIDER" attached for Terms (P) (2/11/81)

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, do 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, being and in the COUNTY OF COOK AND STATE OF ILLINOIS,

to-wit:

Lot 27 in Block 156 in Harvey, a subdivision of the South East quarter and the East half of the South West quarter South of Indian Boundary Line of Section 7, Township 36 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois. \*\*

commonly known as: 241 W. 150th Street, Harvey, Illinois 60426

25777426

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, in-door 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 s and seal s of Mortgagors the day and year first above written.

LaFayette Gatling [SEAL]

Gladys Gatling [SEAL]

STATE OF ILLINOIS,

County of Cook

I, undersigned, a Notary Public in and for the residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT LaFayette Gatling, divorced and not since remarried, and Gladys Gatling, divorced and not since remarried



who are personally known to me to be the same person s whose name s 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 February day of 19 81.

Alan A. Tolson Notary Public

UNOFFICIAL COPY

506-63-14-F (Book)

1  
nc  
h  
B  
T  
d  
S:  
e  
B  
T  
T  
i

Property of Cook County

This "RIDER" is attached to and made a part of the Trust Deed in the amount of \$17,600.00, dated February 12, 1981, between LaFayette Gayting, divorced and not since remarried, and Gladys Gatling, divorced and not since remarried, mortgagors, and Chicago Title and Trust Company, as Trustee, mortgagee

(P.S.) (A.M.)

25777426

\_\_\_\_\_, Chicago, Illinois (hereafter sometimes referred to as "Payee"), a sum (hereinafter for convenience only called "the base sum") of seventeen thousand six hundred no/100 Dollars (\$ 17,600.00 ) plus interest from and after the 12th day of February, 1981 on the balance of the base sum remaining from time to time unpaid at a rate equal to 36 % per annum, before and after maturity, in the base sum and interest installments as follows:

One interest payment of \$ 525.00 on the 1st day of March, 1981, and interest payments of the same amount on the 1st day of each month thereafter until the entire sum is paid, except that the final installment payment, which includes the base sum and all accrued and unpaid interest, if not sooner paid, shall be due on demand, together with exchange and collection charges at current rates; provided, however, that such demand shall not be made before the 12th day of August, 1981, unless there is a default under the terms hereof and further provided that notwithstanding any term of this instrument to the contrary, all unpaid interest as well as base sum shall be paid on the date of demand.

All payments on account of the indebtedness evidenced by this note shall first be applied to interest on the unpaid base sum balance and the remainder to the base sum. Said payments shall be made in such place as the legal holder of this note may, from time to time, in writing appoint and in the absence of such appointment, then at the office of the payee hereof in said City.

Notwithstanding anything herein to the contrary or any agreement, express or implied, between the parties hereto, all rates of interest expressed as annual rates or as percentages per annum shall be calculated each day during each year on a 360 day year basis.

for  
set  
ref  
do  
wt  
me  
he  
be  
de  
as

La  
ST  
Co

66575  
Office

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

1. Mortgagors shall (a) promptly repair, restore or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or be destroyed; (b) keep said premises in good condition and repair, without waste, and free from mechanic's or other liens or claims for lien not expressly subordinated to the lien hereof; (c) 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 prior lien to Trustee or to holders of the note; (d) complete within a reasonable time any building or buildings now or at any time in process of erection upon said premises; (e) comply with all requirements of law or municipal ordinances with respect to the premises and the use thereof; (f) make no material alterations in said premises except as required by law or municipal ordinance.

25777426

1100 MAIL FEB 18 1981 PM 1 10

IMPORTANT! FEB-18-81 40 FOR THE PROTECTION OF BOTH THE BORROWER AND LENDER THE PRINCIPAL NOTE SECURED BY THIS TRUST DEED SHOULD BE IDENTIFIED BY CHICAGO TITLE AND TRUST COMPANY, TRUSTEE, BEFORE THE TRUST DEED IS FILED FOR RECORD.

257774266575 11.15 CHICAGO TITLE AND TRUST COMPANY, Trustee. Assistant Secretary Assistant Vice President

MAIL TO: Alan R. Edelson & Associates, Inc., 120 West Madison Street Suite 1000 Chicago, Illinois 60602 PLACE IN RECORDER'S OFFICE BOX NUMBER

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

25777426