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TRUST DEED



7173-19

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THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made July 30 1985, between
ROBERT P. MARTIN and MICHELLE MARTIN, his wife

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

ELEVEN THOUSAND FIVE HUNDRED and no/100 (\$11,500.00)----- Dollars,

evidenced by one certain Instalment Note of the Mortgagors of even date herewith, made payable to THE ORDER OF BEARER HELDUR TASA and ELLINOR TASA, his wife,

and delivered, in and by which said Note the Mortgagors promise to pay the said principal sum and interest from September 1, 1985 on the balance of principal remaining from time to time unpaid at the rate of 11.5 per cent per annum in instalments (including principal and interest) as follows:

One Hundred Thirteen and 89/100 (\$113.89)----- Dollars or more on the 1st day of Sept. 1985, and One Hundred Thirteen and 89/100----- Dollars or more on the 1st 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 1st day of August, 1986. 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 11.5 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 S.W. Pagorek 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 City of Chicago COUNTY OF COOK AND STATE OF ILLINOIS, to-wit:

Lot Fifteen (15) in Block Eight (8) in the Calumet and Chicago Canal and Dock Company's Subdivision of parts of Fractional Sections Five (5) and Six (6) Township Thirty Seven (37) North, Range Fifteen (15) East of the Third Principal Meridian in Cook County, Illinois.

* 26 06-204-038

11.00

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 paid 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, inador beds, awnings, stove, 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 my hand and seal of Mortgagors the day and year first above written.

ROBERT P. MARTIN [SEAL] MICHELLE MARTIN, his wife [SEAL]

STATE OF ILLINOIS,

County of COOK

I, _____ a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT ROBERT P. MARTIN & MICHELLE MARTIN, his wife

who are personally known to me to be the same person whose names are 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 31st day of July 1985



Sandy W. [Signature] Notary Public

85 194 757

Chicago, Illinois

BOX 333 - CA

CHICAGO CITY, IL 60609

717 BURNHAM AVENUE

S.M. BAGREK, ESQ.

MAIL TO

8736 South Baltimore
DESCRIBED PROPERTY HERE
FOR RECORDER'S INDEX PURPOSES
INSERT STREET ADDRESS OF ABOVE

CHICAGO TITLE AND TRUST COMPANY Identification No. 203319 By <i>[Signature]</i> Trustee	DEED IS FILED FOR RECORD AND TRUST COMPANY, TRUSTEE, BEFORE THE TRUST TRUST DEED SHOULD BE IDENTIFIED BY CHICAGO TITLE UNDER THE INSTANT NOTE SECURED BY THIS DEED FOR THE PROTECTION OF BOTH THE BORROWER AND DEPOSITANT
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1. Mortgages shall (a) promptly repair, restore or rebuild any buildings or improvements now or hereafter situated on said premises insured against loss or damage by fire, or (b) keep said premises in good condition and repair, without waste, and free from mechanics' or other liens or claims for labor or materials, and (c) keep said premises free from any liens or claims for labor or materials, and (d) keep said premises free from any liens or claims for labor or materials, and (e) comply with all requirements of law or municipal ordinance.

2. Mortgages shall pay any penalty or charges against the premises when due, and shall pay all taxes, special assessments, water charges, sewer charges, and other charges which may be levied on the premises, and shall pay all taxes, special assessments, water charges, sewer charges, and other charges which may be levied on the premises, and shall pay all taxes, special assessments, water charges, sewer charges, and other charges which may be levied on the premises.

3. Mortgages shall keep all buildings and improvements now or hereafter situated on said premises insured against loss or damage by fire, and shall pay all premiums therefor, and shall pay all taxes, special assessments, water charges, sewer charges, and other charges which may be levied on the premises.

4. In case of default hereunder, Trustee or the holders of the note may, but need not, make full or partial payments of principal or interest on the note, and may, but need not, make any payment or perform any act which is required or permitted by the terms of the note, and may, but need not, make any payment or perform any act which is required or permitted by the terms of the note.

5. The Trustee or the holders of the note hereby secured hereby authorized public officers without inquiry into the accuracy of such bill, statement or estimate, to make any such bill, statement or estimate, and to file the same with the appropriate public officer without inquiry into the accuracy of such bill, statement or estimate.

6. Mortgages shall pay all taxes, special assessments, water charges, sewer charges, and other charges which may be levied on the premises, and shall pay all taxes, special assessments, water charges, sewer charges, and other charges which may be levied on the premises.

7. When the indebtedness hereunder shall become due and payable, the holders of the note or Trustee shall have the right to foreclose the lien hereunder, in any suit to enforce the lien hereunder, or on behalf of Trustee or holder of the note for attorney's fees and costs, and to sell the premises hereunder, and to apply the proceeds of such sale to the payment of the debt hereunder, and to pay the balance of the proceeds of such sale to the holder of the note or Trustee.

8. The proceeds of any foreclosure sale of the premises shall be applied in the following order of priority: First, on account of all taxes and special assessments which may be levied on the premises, and interest thereon, and second, on account of all other liens and claims which may be levied on the premises, and interest thereon, and third, on account of the debt hereunder, and interest thereon, and fourth, on account of the balance of the proceeds of such sale.

9. Upon or at any time after the filing of a bill to foreclose the lien hereunder, the court in which such bill is filed may appoint a receiver of the premises, and may, but need not, make any payment or perform any act which is required or permitted by the terms of the note, and may, but need not, make any payment or perform any act which is required or permitted by the terms of the note.

10. The action for the enforcement of the lien or of any provision hereof shall be subject to an affirmative defense which would not be good and available to the party answering same in an action at law upon the note hereby secured.

11. Trustee or the holder of the note shall have the right to inspect the premises at all reasonable times and access thereto shall be permitted for that purpose.

12. Trustee has no duty to examine the title, location, existence or condition of the premises, or to inquire into the validity of the premises, and shall not be liable for any error or omission in connection with the recording of the note, and shall not be liable for any error or omission in connection with the recording of the note.

13. Trustee shall release this first deed and the lien hereof by proper instrument upon presentation or satisfaction of conditions that all indebtedness secured by this first deed has been fully paid, and Trustee may execute and deliver a release hereof to and at the request of any person who shall, either before or after maturity, produce and exhibit to Trustee the note, representing that all indebtedness hereby secured has been paid, which representation Trustee may accept as true without inquiry. Where a release is requested of a successor trustee, such successor trustee may accept as true without inquiry any note which bears an identification number purporting to be placed in connection with the original note, and where the release is requested of the original trustee and it is never produced its identification number or which conforms in substance with the description herein contained of the note and which purports to be executed by the person designated as trustee hereof, it may accept as the genuine note herein described any note which may be presented and which conforms in substance with the description herein contained of the note and which purports to be executed by the person designated as trustee hereof.

14. Trustee may resign by instrument in writing filed in the office of the Recorder or Registrar of Titles in which this instrument shall have been recorded or filed in case of the resignation, maturity or refusal or failure of Trustee, the then Recorder of Titles of the county in which the premises hereunder are situated shall be Successor in Trust. Any Successor in Trust hereunder shall have the identical title, powers and authority as are herein given to Trustee.

15. This Trust Deed and all provisions hereof, shall extend to and be binding upon Mortgages and all persons claiming under or through Mortgages, and shall be binding upon Mortgages and all persons claiming under or through Mortgages, and shall be binding upon Mortgages and all persons claiming under or through Mortgages, and shall be binding upon Mortgages and all persons claiming under or through Mortgages.

16. Before releasing this first deed, Trustee or Successor shall receive for its services a fee as determined by its rate schedule in effect when the release of this first deed is made. Trustee or Successor shall be entitled to reasonable compensation for any other act of service performed under any provisions of this trust deed. The provisions of the Trust and Trustee Act of the State of Illinois shall be applicable to this trust deed.

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