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TRUST DEED

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THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made November 15, 1985, between
KARL SINGER AND SALLY SINGER, 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

THREE HUNDRED SIXTY THOUSAND AND NO/100 (\$360,000.00) 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 principal sum and interest from date of disbursement on the balance of principal remaining from time to time unpaid at the rate of 12.25 percent per annum in instalments (including principal and interest) as follows:

THREE THOUSAND EIGHT HUNDRED FIFTY-NINE AND 20/100 (\$3,859.20) Dollars or more on the 1st day of January 1986, and THREE THOUSAND EIGHT HUNDRED FIFTY-NINE AND 20/100 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 December, 1990. 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 14.25 per annum, and all of said principal and interest being made payable at such banking house or trust company in Des Plaines 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 Des Plaines National Bank 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 Village of Elk Grove COUNTY OF Cook AND STATE OF ILLINOIS, to wit:

LOT 1 IN PAGNI'S 4TH ADDITION TO ELK GROVE, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27 TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT OF SUBDIVISION RECORDED AUGUST 3, 1976 AS DOCUMENT #23583851 IN THE OFFICE OF THE RECORDER OF DEEDS IN COOK COUNTY, ILLINOIS.

(PIN #08-27-202-068)

If the property or any portion thereof securing the Note shall be sold, conveyed or transferred, without the written permission of the holder first had or obtained, then the whole of the principal sum of the Note hereby secured remaining unpaid together with accrued interest thereon, at the election of the holder, shall immediately, without notice to anyone, become due and payable.

The Mortgagor consents and warrants that it will take all the steps necessary to comply with the provisions of the Flood Disaster Protection Act of 1973, as amended, and that, if required by the Mortgagee, the Mortgagor will cause the real estate that is the subject matter of this Mortgage to be insured pursuant to the provisions of this Act.

(This Rider attached to and made a part of the Trust Deed dated November 15, 1985 from Karl Singer and Sally Singer, his wife, to Chicago Title and Trust Company to secure an Instalment Note of even date for the principal amount of \$360,000.00)

STATE OF ILLINOIS.	ss.	Dorothy R. Andrews
County of Cook		a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY
THAT Karl Singer and Sally Singer, his wife,		
who are personally known to me to be the same person as 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 15th day of November 1985



Notarial Seal

Form BO7 Trust Deed -- Individual Mortgagor -- Secures One Instalment Note with Interest Included in Payment.
R. 11/75Page 1 Prepared by: Barbara Samuels, Asst. Vice Pres.
678 Lee St., Des Plaines, IL60016

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The Grove Village, IL 60007

PLACE IN RECORDER'S OFFICE BOX NUMBER

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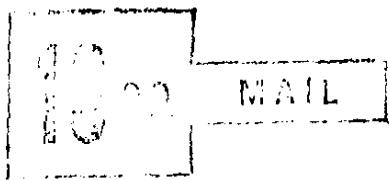
FOR RECORDS INDEX PURPOSES
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE

IMPORTANT! FOR THE PROTECTION OF BOTH THE BORROWER AND LENDER THE PRESENT INSTRUMENT NOT BE DEFENDED BY THIS TRUST DEED SHOULD BE DETERMINED BY CHICAGO TITLE AND TRUST COMPANY, TRUSTEE, BEFORE THE TRUST DEED IS FILED IN RECORDS.

1. Mortgagors shall (a) promptly repair, restore or rebuild any buildings or improvements in good condition and repair; (b) keep said premises in the best possible condition and repair, without waste, and free from mechanicals or other fixtures which may be necessary on the premises now or hereafter to be erected on the land or property; (c) pay when due any indebtedness which may be incurred by a lessor or charge holder or to the lessor hereof; (d) complete within a reasonable time any building or structure of such character as to fit it for immediate occupancy; (e) comply with all requirements of law in process of erection upon said premises; (f) make no waste or alterations in said premises except as required by law or in unusual cases of emergency; (g) make no holes or openings in the roof; (h) keep all buildings in a reasonable state of repair, and upon reasonable evidence of the character of the premises, pay taxes and other charges of the town or city where the lessor resides; (i) pay when due any indebtedness which may be incurred by a lessor or charge holder or to the lessor hereof; (j) keep said premises in the best possible condition and repair, without waste, and free from mechanicals or other fixtures which may be necessary on the premises now or hereafter to be erected on the land or property; (k) keep said premises in good condition and repair; (l) keep said premises in the best possible condition and repair, without waste, and free from mechanicals or other fixtures which may be necessary on the premises now or hereafter to be erected on the land or property.

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