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TRUST DEED

700351

DEC 13 1985

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THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made December 12 1985, between Ronald R. Jezl and Sandra A. Jezl, his wife; and Dennis J. Reagan and Sharon S. Reagan, 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 holder or 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

TWO HUNDRED THOUSAND AND NO/100 - - - - (\$200,000.00) - - - - 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 in instalments as follows:

Seventeen Hundred Fifty-five and 20/100 - - - - (\$1,755.20) - - - - Dollars on the 12th day of January 1986 and thereafter like - - - - Dollars on the 12th day of each month thereafter, to and including 12th day of December 1990, with a final payment of the balance due on the 12th day of January 1991, with interest

from date on the principal balance from time to time unpaid at the rate of TEN (10) per cent per annum; each of said instalments of principal bearing interest after maturity at the rate of 1 1/2 per cent per month, 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 Joseph F. Prestia, 3731 West Grand Avenue 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:

The North Half (N 1/2) of the East Eighty (E 80) Feet of the West Two Hundred Forty (W 240) Feet of Block Thirty-seven (37) in Frederick H. Bartlett's Chicago Highlands Subdivision, being a subdivision in the North East Quarter (NE 1/4) of the North West Quarter (NW 1/4) of Section Nineteen (19), Township Thirty-eight (38) North, Range Thirteen (13), East of the Third Principal Meridian, in Cook County, Illinois.

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- Property Address: 6937 and 39 West 64th Place, Chicago, Illinois 60638
Permanent Index Number: 19-19-114-012-0000

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, inador 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. A rider of one page is attached hereto and is a part of this Trust Deed.

WITNESS the hand...S. and seal...S. of Mortgagors the day and year first above written.

Signatures of Ronald R. Jezl, Sandra A. Jezl, Dennis J. Reagan, and Sharon S. Reagan with notary seal.

I, S. E. Alexander, a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT Ronald R. Jezl and Sandra A. Jezl (husband and wife) and Dennis J. Reagan and Sharon S. Reagan (husband and 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 12th day of December, 1985.

Notarial Seal

Signature of Notary Public, S. E. Alexander

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RIDER ATTACHED TO TRUST DEED MADE BY RONALD R. JEZL, SANDRA A. JEZL, DENNIS J. REAGAN, AND SHARON S. REAGAN, MORTGAGORS, AND CHICAGO TITLE AND TRUST COMPANY, TRUSTEE.

R-1. In addition to the monthly payment of interest and principal, the Mortgagors shall pay to the holder of the note on the payment date each month a sum equal to one-twelfth (1/12) of the estimated annual insurance premiums, and one-twelfth (1/12) of the estimated tax bill. Said sums are to be held without interest, and are to be used (to the extent of said sums) towards the payment of insurance and taxes, and for no other purposes. Payment of said bills is to be promptly made when the Mortgagors shall present to the holder the bills for taxes and insurance. Any failure to make any such monthly payment when due shall be deemed a material breach of this Trust Deed, and the note shall then become due in full.

R-2. Mortgagors will not at any time plead or claim to take advantage of any stay, extension or moratorium law or any exemption from sale of any part or component of the Real Estate, wherever and whenever such law may be enacted. Nor of any law or decree providing for appraisal or valuation of any part or component of or interest in the Real Estate. After any foreclosure sale of any part or component of or interest in the Real Estate, Mortgagors will not claim or exercise any right under any statute now or hereafter enacted, to redeem any of the real estate so sold and hereby expressly waive the benefit of any such statute.

R-3. If all or any part of the mortgaged premises or any interest therein is sold or transferred by the Mortgagors without the prior written consent of the holder of the note secured by this Trust Deed, the holder may declare all the sums secured hereby to be immediately due and payable, and the holder may if not then paid treat this as a material breach of this Trust Deed and shall be entitled to any and all remedies provided herein. The Mortgagors shall have the right without necessity of any consent to transfer title to a land trust of which they are the beneficiaries. Thereafter, transfer of a beneficial interest (in whole or in part) except among themselves or by descent or devise in the event of death, without prior written consent of the holder shall be deemed a material breach as provided herein.

Ronald R. Jezl

Sharon Reagan

Sandra A. Jezl

Dennis J. Reagan

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County Clerks Office