

TRUST DEED



CTTC 7

THE ABOVE SPACE FOR RECORDER'S USE ONLY

86446223

THIS DOCUMENT PREPARED BY LAURENCE H. WEINER, SUITE 604, 320 NORTH MICHIGAN AVENUE, CHICAGO, ILLINOIS 60601

12/15/86

THIS INDENTURE, made September 26th, 1986, between LEV GUREVICH AND TAMARA GUREVICH, 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

THIRTY-SIX THOUSAND AND NO/100 (\$36,000.00) 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 September 26, 1986 on the balance of principal remaining from time to time unpaid at the rate of 10 3/4 per cent per annum in instalments (including principal and interest) as follows:

FOUR HUNDRED FOUR AND NO/100 (\$404.00) Dollars or more on the 1st day

of October 1986 and FOUR HUNDRED FOUR AND NO/100 (\$404.00) 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 September, 2001. 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 17% per annum, and all of said principal and interest being made payable at such banking house or trust company in MELROSE PARK 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 RAND INVESTMENT COMPANY, 8315 W. NORTH AVENUE, MELROSE PARK, ILLINOIS 60160

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 12 in Block 2 in Oliver Salingor and Company's McCormick Boulevard Addition to Rogers Park, a Subdivision of part of the Northwest 1/4 of the Southwest 1/4 of Section 25, Township 41 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

PERMANENT INDEX REAL ESTATE NO.: 10-25-305-008

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, ladder 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.

LEV GUREVICH [SEAL] TAMARA GUREVICH [SEAL]

STATE OF ILLINOIS, I, [Notary Name] a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT LEV GUREVICH AND TAMARA GUREVICH, HIS WIFE

who are personally known to me to be the same person s, whose name s 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 26th day of September 19 86

Notarial Seal

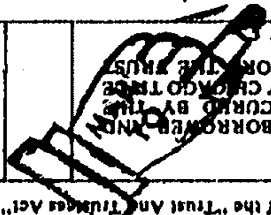
CHICAGO TITLE AND TRUST COMPANY

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

3035 West Devon
Chicago, Illinois 60645

1. Mortgagors shall promptly repair, restore or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or destroyed; (b) keep said premises in good condition and repair, without waste, and free from mechanics or other liens or claims for lien not expressly subordinate to the lien hereof; (c) pay without delay any taxes or charges on or to the premises... 2. Mortgagors shall pay before any penalty attaches all general taxes and shall pay special taxes, special assessments, water charges, sewer service charges, and other charges against the premises... 3. Mortgagors shall keep all buildings and improvements now or hereafter situated on said premises insured against loss or damage by fire, lightning or windstorm... 4. In case of default thereon, Trustees or the holders of the note may, but need not, make any payment or perform any act hereunder...

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



IDENTIFICATION NO. 22147
BY [Signature]
ASSISTANT SECRETARY/TITLE AND TRUST COMPANY

IMPORTANT!
FOR THE PROTECTION OF BOTH THE BORROWER AND LENDER THE INSTALLMENT NOTE RECORDED BY THE AND TRUST COMPANY, TRUSTEE, BEFORE THIS DEED IS FILED FOR RECORD.
13. This Trust Deed and all provisions hereof, shall extend to and be binding upon Mortgagors and all persons claiming under or through hereinafter given Trustees.
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, inability or refusal to act of Trustee, the then Recorder of Deeds of the county in which the persons hereinafter designated as makers thereof.
15. Trustee shall be constituted to mean "notes" when more than one note is used.
16. Before recording this Trust Deed, Trustee or successor shall receive for its services a fee as determined by its rate schedule in effect when the release deed is used. Trustee or successor shall be entitled to reasonable compensation for any other act or 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.

UNOFFICIAL COPY

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Page 3 (continued) Covenants, Conditions and Provisions referred to on Page 1

17. It is hereby further agreed that should the Mortgagor sell, convey, transfer, dispose of or further encumber said property or any part hereof, the Mortgagee shall have the right at its option to declare all sums secured hereby forthwith due and payable. Consent to one such transaction shall not be deemed to be a waiver of the right to require such consent to future or successive transactions.

Lev Gurevich
LEV GUREVICH

Tamara Gurevich
TAMARA GUREVICH

DEPT-01 RECORDING \$18.25
T#9444 TRAM 2/21 09/30/86 15:17:00
#1401 # D 446223
COOK COUNTY RECORDER

86446223

12⁰⁰ MAIL

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Property of Cook County Clerk's Office

COOK COUNTY CLERK'S OFFICE
JAN 21 2011
CHICAGO, ILL.

RECEIVED

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