



TRUST DEED

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THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made September 17, 1986, between Panachamoottil E. Varghese, Alice A. Varghese, Chaneichan O. Pothan and Mary Chaneichan

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

Fifteen Thousand and no/100ths - - - - - 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 17, 1986 on the balance of principal remaining from time to time unpaid at the rate of Ten percent per annum in instalments (including principal and interest) as follows: (15 year amortization)

One hundred sixty-one and 20/100 - - - - - Dollars or more on the 17th day of October 1986 and One hundred sixty-one and 20/100 - - - - - Dollars or more on the 17th 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 17th day of September 1991. 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 15% 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 Ramana Murty Yedavalli 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:

SEE ATTACHED RIDER.

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DEPT-01 RECORDING \$12.25
T#4444 TRAN 0118 10/06/86 09 17:00
#1917 # D *86-456748
COOK COUNTY RECORDER

This instrument prepared by: Stephen K. Milott, 127 North Dearborn, suite 1044, Chicago, Illinois 60602.

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.

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

Panachamoottil E. Varghese (SEAL) Chaneichan Pothan (SEAL)
Alice A. Varghese (SEAL) Mary Chaneichan (SEAL)

STATE OF ILLINOIS, I, Susan R. Wokoson, a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT Panachamoottil E. Varghese, Alice A. Varghese, Chaneichan Pothan and Mary Chaneichan

who are personally known to me to be the same persons 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 17th day of September 1986. Susan R. Wokoson Notary Public My Commission Expires Dec. 15, 1987

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86-456748

Stephen K. Miloje, 127 North Dearborn-Suite 1074, Chicago, Illinois 60602, 1707A Dennis Drive, Chicago, Illinois

MAIL TO:

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

CHICAGO TITLE AND TRUST COMPANY, Assistant Secretary/Assistant Vice President, Identification No. [Signature]

1. Mortgages shall promptly repair, restore or rebuild any buildings or improvements now or hereafter situated on said premises insured against loss or damage by fire... 2. Mortgages shall pay before any penalty attached against the premises when due, and shall, upon written request, furnish to Trustee or to holders of the note...

60602

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

UNOFFICIAL COPY

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RIDER

PARCEL 1: That part of Lot 1 in Laurel Estates Subdivision, being a Subdivision of part of the South East $\frac{1}{4}$ of the North East $\frac{1}{4}$ of Section 22, Township 41 North, Range 11, East of the Third Principal Meridian described as follows:

The East 48.71 feet, as measured along the North and South line thereof of a tract of land being that part of Lot 1 in Laurel Estates Subdivision being a Subdivision of part of the Southeast $\frac{1}{4}$ of the North East $\frac{1}{4}$ of Section 22, Township 41 North, Range 11, East of the Third Principal Meridian described as follows:

Commencing at the South West corner of said Lot 1; thence due East (being an assumed bearing for this legal description) along the South line of said Lot 1, 441.65 feet; thence due North 377.15 feet to a point for a place of beginning of the tract of land herein described thence due North, 52.75 feet; thence due East 97.42 feet; thence to South 52.75 feet; thence West 97.42 to the place of beginning, in Cook County, Illinois.

PARCEL 2: Easements, appurtenant to and for the benefit of Parcel 1 as set forth in the Declaration of Party Wall Rights, Easements, Covenants and Restrictions dated August 12, 1976 and recorded August 13, 1976 as document no. 23597577 and as created by Trustee's Deeds from LaSalle National Bank as Trustee under Trust Agreement dated August 4, 1976 and known as Trust No. 51245 to Barbara Sherman and recorded July 25, 1977 as document no. 24026437 for ingress and egress, in Cook County, Illinois

Permanent Tax Index No. 08-22-204-017

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