

TRUST DEED



85479215

DEPT-01 RECORDING \$11.00

T#3333 TRAN-3776 10/15/86 16:04:00

CTTC7

THE ABOVE SPACE FOR RECORDING PURPOSE ONLY 85-479215

COOK COUNTY RECORDER

THIS INDENTURE, made April 30 19 84, between PATRICK CURRAN and NANCY L. CURRAN, 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, Seventy-Two

Thousand and no/100 (\$72,000.00) Dollars, evidenced by one certain Instalment Note of the Mortgagors of even date herewith, made payable to THE ORDER OF BEARER

and delivered, and by which said Note the Mortgagors promise to pay the said principal sum and interest from April 30, 1984 on the balance of principal remaining from time to time unpaid at the rate of Ten (10) per cent per annum in instalments (including principal and interest) as follows:

Six Hundred Ninety-Four & 83/100 (\$694.83) Dollars or more on the 1st day of May 19 84 and Six Hundred Ninety-Four & 83/100 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 April, 2004. 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 Ten (10) per annum, and all of said principal and interest being made payable at such banking house or trust company in Oak 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 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 Oak Park COUNTY OF Cook AND STATE OF ILLINOIS, to wit:

The North 36 feet 3 inches of the South 72 feet 6 inches of Lot 4 in Block 5 in William C. Reynold's Subdivision of the North West quarter of the South West quarter of Section 6, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Instrument Prepared By

Roger J. Brejcha

Kirkland & Ellis

200 E. Randolph Dr.

Chicago, Ill. - 60601

Permanent tax no. 16-06-302-007

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 wall 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 to 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 and seal of of Mortgagors the day and year first above written.

Patrick Curran (SEAL) Nancy L. Curran (SEAL) PATRICK CURRAN NANCY L. CURRAN (SEAL)

STATE OF ILLINOIS, I, the undersigned, SS. a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY County of COOK THAT PATRICK CURRAN and NANCY L. CURRAN, his

wife, who are personally known to me to be the same person as whose name as 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 30th day of April 19 84

Roger J. Brejcha Notary Public

Notarial Seal

85479215

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UNOFFICIAL COPY

PLACE IN RECORDER'S OFFICE BOX NUMBER

ATTY: R. BRUCE H...

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

MAIL TO:

CHICAGO TITLE AND TRUST COMPANY  
 Identification No. 174-0001  
 By *[Signature]*  
 Assistant Secretary/Assistant Vice President

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

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. The release of this deed, Trust or successor shall be entitled to reasonable compensation for any other act or service performed in or after when the release is issued. Trust or successor shall receive for its services as herein set forth in this trust deed.

15. Before releasing this trust deed, Trust or successor shall be entitled to reasonable compensation for any other act or service performed in or after when the release is issued. Trust or successor shall receive for its services as herein set forth in this trust deed. The word "note" when used in this instrument shall be construed to mean "notes" when more than one note is used.

16. This Trust Deed and all provisions hereof, shall extend to and be binding upon Mortgagees and all persons claiming under or through Mortgagees, and the word "Mortgagees" when used herein shall include all such persons and all persons liable for the payment of or through Mortgagees, and the word "Mortgagees" when used herein shall have the identical title, powers and authority as are herein given Trustee.

17. Trustee may resign by instrument in writing filed in the office of the Recorder or Registrar of Deeds of the county in which the deed has been recorded or filed. In case of the resignation, inability or refusal to act of Trustee, the Trustee Recorder or Registrar of Deeds of the county in which the deed has been recorded or filed, shall be deemed to have resigned and the Trustee Recorder or Registrar of Deeds of the county in which the deed has been recorded or filed, shall be deemed to have been appointed Trustee in his stead.

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