

UNOFFICIAL COPY

TRUST DEED

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CTTC 7

THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made November 7 1986, between

Thomas J. McLoughlin, married to Mary E. McLoughlin 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

ONE HUNDRED FIFTY THOUSAND AND NO/100----- (\$150,000.00)----- Dollars, evidenced by one certain Instalment Note of the Mortgagors of even date herewith, made payable to THE ORDER OF NORTHWEST NATIONAL BANK OF CHICAGO, 3985 N. MILWAUKEE AVENUE, CHICAGO, ILL

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 10.25 per cent per annum in instalments (including principal and interest) as follows:

One Thousand Four Hundred Seventy Two and 47/100----- Dollars or more on the 15th day of December 1986 and One Thousand Four Hundred Seventy Two and 47/100 Dollars or more on the 15th 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 15th day of November 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 12.25 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 Northwest National Bank of Chicago 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, Cook AND STATE OF ILLINOIS, to wit:

Lot 5 (Except the Southwesterly 25.5 feet thereof) in Block 6 in D. S. Lee's Addition to Chicago being a subdivision of part of the North half of Section 6, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

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This Document Prepared By: Lesley J. Wazelle 3985 N. Milwaukee Avenue Chicago, Illinois 60641

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 of and seal of Mortgagors the day and year first above written

Thomas J. McLoughlin (SEAL) Mary E. McLoughlin (SEAL)

STATE OF ILLINOIS, I, the Undersigned, a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT Thomas J. McLoughlin, married to Mary E. McLoughlin

who are personally known to me to be the same persons whose names 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 7th day of November 1986.

Frank P. Sorrentino Notary Public

Box 246

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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

7. Mortgages shall be promptly repaired, restored or rebuilt any buildings or improvements now or hereafter on the premises which may become damaged or be destroyed. (b) Keep said premises in good condition and repair, without waste, and free from mechanical or other liens or claims for non payment or be destroyed. (c) pay when due any indebtedness which may be secured by a lien or charge on the premises or upon any other property owned or controlled by the mortgagor or any part thereof. (d) Keep the premises and improvements thereon insured against loss or damage by fire, lightning or windstorm and flood damage, where the lender is required by law to have its loan insured under policies providing for payment by the insurance companies of money sufficient to pay the cost of replacing or repairing the same or to pay in full the indebtedness secured hereby, all in accordance with satisfactory to the holders of the note, and in case of loss or damage, to Trustee. 8. Mortgages shall be promptly repaired, restored or rebuilt any buildings or improvements now or hereafter on the premises which may become damaged or be destroyed. (b) Keep said premises in good condition and repair, without waste, and free from mechanical or other liens or claims for non payment or be destroyed. (c) pay when due any indebtedness which may be secured by a lien or charge on the premises or upon any other property owned or controlled by the mortgagor or any part thereof. (d) Keep the premises and improvements thereon insured against loss or damage by fire, lightning or windstorm and flood damage, where the lender is required by law to have its loan insured under policies providing for payment by the insurance companies of money sufficient to pay the cost of replacing or repairing the same or to pay in full the indebtedness secured hereby, all in accordance with satisfactory to the holders of the note, and in case of loss or damage, to Trustee. 9. Mortgages shall be promptly repaired, restored or rebuilt any buildings or improvements now or hereafter on the premises which may become damaged or be destroyed. (b) Keep said premises in good condition and repair, without waste, and free from mechanical or other liens or claims for non payment or be destroyed. (c) pay when due any indebtedness which may be secured by a lien or charge on the premises or upon any other property owned or controlled by the mortgagor or any part thereof. (d) Keep the premises and improvements thereon insured against loss or damage by fire, lightning or windstorm and flood damage, where the lender is required by law to have its loan insured under policies providing for payment by the insurance companies of money sufficient to pay the cost of replacing or repairing the same or to pay in full the indebtedness secured hereby, all in accordance with satisfactory to the holders of the note, and in case of loss or damage, to Trustee. 10. Mortgages shall be promptly repaired, restored or rebuilt any buildings or improvements now or hereafter on the premises which may become damaged or be destroyed. (b) Keep said premises in good condition and repair, without waste, and free from mechanical or other liens or claims for non payment or be destroyed. (c) pay when due any indebtedness which may be secured by a lien or charge on the premises or upon any other property owned or controlled by the mortgagor or any part thereof. (d) Keep the premises and improvements thereon insured against loss or damage by fire, lightning or windstorm and flood damage, where the lender is required by law to have its loan insured under policies providing for payment by the insurance companies of money sufficient to pay the cost of replacing or repairing the same or to pay in full the indebtedness secured hereby, all in accordance with satisfactory to the holders of the note, and in case of loss or damage, to Trustee.

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