

710329
TRUST DEED

This instrument prepared
by Joyce Asselborn
9443 S. Ashland Ave.
Chicago, Ill. 60620 - ASB

UNOFFICIAL COPY

86054250

THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made February 4, 1986, between

GEORGE WINTON, JR. and INESA WINTON, his wife, as joint tenants--
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

NINETEEN THOUSAND EIGHT HUNDRED SIXTY FOUR and 20/100- Dollars, evidenced by one certain Instalment Note of the Mortgagors of even date herewith, made payable as stated therein

and delivered, in and by which said Note the Mortgagors promise to pay the sum of -\$19,864.20- including interest in instalments as follows:

THREE HUNDRED THIRTY ONE and 07/100 (\$331.07)- Dollars or more on the 10th day of March 1986, and THREE HUNDRED THIRTY ONE and 07/100 (\$331.07) Dollars or more on the same 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 10th day of February 1991.

NOW, THEREFORE, the Mortgagors to secure the payment of the said sum of money 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 11 in Block 7 in Block 7 in Englefield, being a Subdivision in the South East $\frac{1}{4}$ of Section 30, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as 7532 South Wood, Chicago, Cook, Illinois.

Permanent Tax No. 20-30-403-036. K



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, indoor 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 hands _____ and seal _____ of Mortgagors the day and year first above written.
George Winton, Jr. [SEAL] *Inesa Winton* [SEAL]
GEORGE WINTON, JR. [SEAL] INESA WINTON [SEAL]

STATE OF ILLINOIS,

COUNTY OF COOK

I, WILLIAM J. ASSELBORN, JR., a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT GEORGE WINTON, JR. and INESA WINTON, his wife as joint tenants, who are personally known to me to be the same person as whose name 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 4th day of February 1986.

William J. Asselborn Notary Public

Notarial Seal

ASB Trust Deed - Individual Mortgagor - Secures One Instalment Note with Interest Included in Payment

86054250

UNOFFICIAL COPY

Permanence Tax No. 20-30-403-030

PLACE IN RECORDEE'S OFFICE OR AX ALMEE
Chicago, Illinois 60620

9443 South Ashland Avenue
Ashland Street Bank

BORRRECORDER'S INDEX NUMBER
FIRST STREET ADDRESS OF ABOVE
INSERET STREET ADDRESS OF ABOVE

MAIL TO:
RECORDEE'S INDEX NUMBER
ASSEMBLY MEMBER

<p style="margin: 0;">FOR THE PROTECTION OF BOTH THE BORROWER AND LENDER IN THIS TRANSACTION, BE IT KNOWN BY CHICAGO, ILLINOIS TRUST TRUST COMPANY, TRUSTED, BEFORE THE TRUST DEED IS FILED FOR RECORD.</p>	<p style="margin: 0;">RECORDEE'S INDEX NUMBER 9443 South Ashland Avenue Ashland Street Bank</p>
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RECORDEE'S INDEX NUMBER
9443 South Ashland Avenue
Ashland Street Bank

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The provisions of the "Trust and Escrow Act" of the State of Illinois shall be applicable to this trust deed.
16. Before transfer, transferor shall be entitled to reasonable compensation for his services, a fee or otherwise paid under any provision of this instrument shall be constricted to mean "notes," when more than one note is used.
and the word "trust," which may exceed the note of this trust deed. The word "note," when used in this instrument shall be construed to include all such persons and all persons claiming title, power and authority under any provision of this instrument shall be construed to mean "holders" of notes in which the instruments are recorded shall be subject to all provisions in this instrument.
18. This Trust Deed and all provisions herein, shall have the effect of Trustees, the loan Recorder of Deeds of Titles in which this act, or instrument shall have been made by the word "holders" of notes in which the instruments are recorded, shall be subject to all provisions in this instrument.
19. Trustee shall be liable to each of the parties to this instrument for his expenses in the collection of any debts due him under this instrument.
the sum of which may exceed any note or obligation or debt due to him under this instrument, except in case of his own fault, will be liable to the person holding title, power and authority under any provision of this instrument.
20. Trustee shall be liable to each of the parties to this instrument for his expenses in the collection of any debts due him under this instrument, except in case of his own fault, will be liable to the person holding title, power and authority under any provision of this instrument.
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1. Trustee has no duty to examine the trust deed and the tenor thereof to manage the premises in all reasonable time and occurs that shall be permitted for that purpose.
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3. Trustee shall exercise the right to make the note due upon the date upon which note is payable to the person holding title, power and authority under any provision of this instrument.
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10. No action for the enforcement of the note or of any provision hereof shall be brought upon the date upon which note is payable to the person holding title, power and authority under any provision of this instrument.
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THE COVENANTS, CONDITIONS AND PROVISIONS REFERRED TO ON PAGE 1 THE REVERSE SIDE OF THIS TRUST DEED: