

# UNOFFICIAL COPY

## TRUST DEED

86131861

CTTC 7

THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made February 28 19 86, between

HARJIT SINGH, MARRIED TO PATRICIA SINGH 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

TWO HUNDRED EIGHTY FIVE THOUSAND AND NO/100 (\$285,000.00) Dollars, evidenced by one certain Instalment Note of the Mortgagors of even date herewith, made payable to THE ORDER OF BEARER

SUKHJIT S. GILL

and delivered, in and by which said Note the Mortgagors promise to pay the said principal sum and interest from on the balance of principal remaining from time to time unpaid at the rate of nine (9) percent per annum in instalments (including principal and interest) as follows:

Two Thousand One Hundred Thirty Seven and 56/100 (\$2,137.56) Dollars or more on the 1st day of April 19 86, and \$2,137.56 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, 1986. 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 24% 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 Dr. Sukhjit S. Gill in said City, Chicago.

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:

2143 North Lincoln, Chicago, Illinois; see attached legal description

MORTGAGORS DO HEREBY EXPRESSLY WAIVE ANY AND ALL RIGHTS OF REDEMPTION FROM SALE UNDER ANY ORDER OR DECREE OF FORECLOSURE OF THIS MORTGAGE ON BEHALF OF MORTGAGORS.

THIS PROPERTY IS NOT HOMESTEAD PROPERTY.

14-33-122-045K4P

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.

[SEAL] [Signature] [SEAL]

STATE OF ILLINOIS, I, Barbara A. Andrews }  
County of Cook } SS. a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT Harjit Singh, married to Patricia SINGH

who personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said Instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 28th day of February 19 86.

[Signature] Notary Public

Notarial Seal

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# UNOFFICIAL COPY

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2743 N Lincoln

**PARCEL 1:**

A PARCEL OF LAND BEING A PART OF THE FOLLOWING DESCRIBED TRACT:

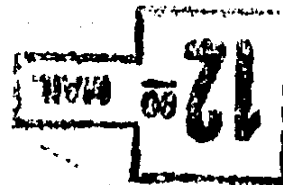
A TRIANGULAR SHAPED PARCEL OF LAND WHICH INCLUDES ALL OF LOTS 19 TO 25 INCLUSIVE, PART OF LOTS 26, 27, 28, 29, 30, 31, 37, 38, 39 AND 40 AND THE ALLEY NORTHEASTERLY OF LOTS 21 THROUGH 26 AFORESAID, ALL TAKEN AS ONE TRACT AND BEING BOUNDED ON THE NORTH BY A LINE THAT IS 125 FEET SOUTH OF AND PARALLEL TO THE SOUTH LINE OF WEST WEBSTER AVENUE, ON THE EAST BY THE EAST LINE OF LOTS 19, 20 AND 40 AND SAID LOT LINES EXTENDED, AND ON THE SOUTH WEST BY THE NORTHEASTERLY LINE OF LINCOLN AVENUE, ALL IN PALCH'S SUBDIVISION OF BLOCK 22 IN CANAL TRUSTEES' SUBDIVISION OF PART OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID PARCEL BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH WEST CORNER OF SAID TRACT, THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID TRACT, 103.00 FEET TO THE POINT OF BEGINNING; CONTINUING THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE, 78.17 FEET; THENCE NORTHEASTERLY PERPENDICULAR TO THE SOUTHWESTERLY LINE OF SAID TRACT, 20.42 FEET; THENCE NORTHWESTERLY PARALLEL TO THE SOUTHWESTERLY LINE OF SAID TRACT, 41.17 FEET; THENCE NORTHEASTERLY PERPENDICULAR TO THE SOUTHWESTERLY LINE OF SAID TRACT, 0.42 OF A FOOT; THENCE NORTHWESTERLY PARALLEL THE SOUTHWESTERLY LINE OF SAID TRACT 25.33 FEET TO A POINT 66.23 FEET DUE SOUTH OF THE NORTH LINE OF SAID TRACT; THENCE WEST PARALLEL TO THE NORTH LINE OF SAID TRACT, 16.50 FEET; THENCE SOUTHWESTERLY PERPENDICULAR TO THE SOUTHWESTERLY LINE OF SAID TRACT, 9.18 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF COVENANTS AND EASEMENTS AND SHOWN OF PLAT ATTACHED THERETO DATED AUGUST 10, 1971 AND RECORDED SEPTEMBER 17, 1971 AS DOCUMENT 21625497 AND ALSO FILED AS DOCUMENT LR 2581838 AND AS CREATED BY DEED RECORDED NOVEMBER 9, 1972 AS DOCUMENT 22114610 FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

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DEPT-01 RECORDING

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