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THIS DOCUMENT PREPARED BY LAURENCE H. WEINER, SUITE 604, 320 N. MICHIGAN AVENUE, CHICAGO, ILLINOIS 60601

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TRUST DEED

87466198

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THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made August 17th, 1987, between HAN SHENG TSIAO AND JULIA TSIAO, HIS WIFE hereinafter 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 hereinafter referred to as Holders of the Note, in the principal sum of

NINETY THOUSAND AND NO/100 (\$90,000.00) ----- Dollars, evidenced by one certain Instalment Note of the Mortgagors of even date herewith, made payable to THE ORDER OF BEARER

and delivered, in and by which said Note the Mortgagors promise to pay the said principal sum and interest from August 17, 1987 on the balance of principal remaining from time to time unpaid at the rate of 10 1/2 percent per annum in instalments (including principal and interest) as follows:

NINE HUNDRED NINETY-FIVE & NO/100 (\$995.00) ----- Dollars or more on the 1st day of September 1987, and NINE HUNDRED NINETY-FIVE & NO/100 (\$995) 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 August, 2002. 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 17% 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 RAND INVESTMENT COMPANY, 2850 NORTH CENTRAL AVENUE, CHICAGO, ILLINOIS 60634

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 Glenview COUNTY OF COOK AND STATE OF ILLINOIS, to wit:

Lot 2 in Glenview East, being a Subdivision of the Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4 (except the South 65.56 feet thereof) of Section 31, Township 42 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois, according to the Plat thereof recorded August 12, 1955 as Document Number 16330547, in Cook County, Illinois.

PERMANENT INDEX REAL ESTATE TAX NUMBER: 05-31-111-009

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

HAN SHENG TSIAO [SEAL] JULIA TSIAO [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 HAN SHENG TSIAO AND JULIA TSIAO, HIS WIFE

who are personally known to me to be the same person S whose name S 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

Given under my hand and Notarial Seal this 17th day of August 1987. Debra L. O'Shaughnessy Notary Public

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Chicago, Illinois 444-9355

MAIL TO: LAURENCE H. WEINER, Suite 604 - 320 N. Michigan Avenue, Chicago, Illinois 60601

403 E. Lake Avenue, Chicago, Illinois 60025

FOR RECORDER'S INDEX PURPOSES DESCRIBED PROPERTY HEREIN INSERT STREET ADDRESS OR ABOVE

CHICAGO TITLE AND TRUST COMPANY, Assistant Secretary/Affiliate Vice President, By: [Signature] Identification No. 719979

FOR THE PROTECTION OF THE BORROWER AND LENDER THE INSTALLMENT NOTES SECURED BY THIS TRUST DEED SHOULD BE ENLISTED BY CHICAGO TITLE AND TRUST COMPANY AS TRUSTEE, BEFORE THE TRUST DEED IS FILED FOR RECORD.

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

1. This deed and the instruments it contains shall be binding upon Mortgagors and all persons claiming under or through Mortgagors, and the word "Mortgagors" shall include all such persons...
2. The proceeds of any foreclosure sale of the premises shall be distributed and applied in the following order of priority: First, on account of all costs and expenses incident to the foreclosure proceedings...
3. Upon or at any time after the filing of a bill to foreclose this deed, the court in which such bill is filed may appoint a receiver of the mortgaged premises...
4. In case of default thereon, Trustee or the holder of the note may, but need not, make any payment or perform any act hereinafter required or hereinafter provided...
5. The Trustee or the holder of the note hereby secured making any payment hereunder authorized relating to taxes or assessments, may do so according to any bill, statement or estimate procured from the appropriate public office without inquiry into the accuracy of such bill...
6. Mortgagors and each item of indebtedness herein mentioned, both principal and interest, when due according to the terms hereof, shall pay to the holder of the note, without any deduction, all unpaid interest and principal due and payable...
7. When the indebtedness hereby secured shall become due and payable, the holder of the note or Trustee shall have the right to foreclose the lien hereof...
8. The proceeds of any foreclosure sale of the premises shall be distributed and applied in the following order of priority...
9. Upon or at any time after the filing of a bill to foreclose this deed, the court in which such bill is filed may appoint a receiver of the mortgaged premises...
10. No action for the enforcement of the lien of or any provision hereof shall be subject to any defense which would not be good and available to the party interposing same in an action at law upon the note hereby secured.
11. Trustee or the holder of the note shall have the right to inspect the premises at all reasonable times and access thereto shall be permitted for that purpose.
12. Trustee has no duty to examine the title, location, existence or condition of the premises, to inquire into the validity of the assignments or the identity, capacity, or authority of the signatories on the note or trust deed, nor shall Trustee be obligated to record this trust deed or to exercise any power herein given unless expressly obligated by the terms hereof...
13. Trustee shall release this deed and the lien hereof by proper instrument upon presentation of satisfactory evidence that all indebtedness secured by this deed has been fully paid...
14. Trustee may resign by instrument in writing filed in the office of the Recorder or Registrar of Deeds in this instrument shall have been recorded or filed. In case of the resignation, inability or refusal to act of Trustee, the then Recorder of Deeds of the county in which the herein given Trust Deed and all provisions hereof, shall extend to and be binding upon Mortgagors and all persons claiming under or through Mortgagors, and the word "Mortgagors" when used herein shall include all such persons...
15. This Trust Deed and all provisions hereof, shall extend to and be binding upon Mortgagors and all persons claiming under or through Mortgagors, and the word "Mortgagors" when used herein shall include all such persons...
16. Before releasing this deed, Trustee or successor shall receive for its services a fee as determined by its rate schedule in effect when the deed is released. Trustee or successor shall be entitled to reasonable compensation for any other act or service performed under any provisions of this trust deed.

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Page 3 (continued) Covenants, Conditions and Provisions referred to on Page 1

17. It is hereby further agreed that should the Mortgagors sell, convey, dispose of or further encumber said property or any part hereof, the Mortgagee shall have the right, at its option, to declare all sums secured hereby forthwith due and payable. Consent to one such transaction shall not be deemed to be a waiver of the right to require such consent to future or successive transactions.

Han Sheng Tsiao

HAN SHENG TSIAO

Julia S. Tsiao

JULIA TSIAO

JR
H.S. Tsiao

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