

# UNOFFICIAL COPY

# 301 (F)



## TRUST DEED

87505123

CTTC 12-17-97 16088 87505123 A - 111 THE ABOVE SPACE FOR RECORDER'S USE ONLY

12.00

THIS INSTRUMENT, MADE August 30 19 87, between Jerry F. Brown & Donna J. Brown, 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 \* \* 70,000.00\* \* \*

Seventy Thousand & 00/100 \* \* \* \* \* Dollars,

evidenced by one certain Instalment Note of the Mortgagors of even date herewith, made payable to THE ORDER OF BEARER

Parkway Bank & Trust Company

and delivered, in and by which said Note the Mortgagors promise to pay the said sum and interest from August 21, 1987 on the balance of principal remaining from time to time unpaid at the rate of P+1 percent per annum ~~in arrears~~ as follows:

INTEREST ONLY SHALL BE PAYABLE MONTHLY ~~or more~~ on the 20th day of September 10 87 and INTEREST ONLY \* \* \* \* \* or more on

the 20th 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 20th day of August 20, 1992

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 P+1 per annum, and all of said principal and interest being made payable at such banking house or trust company in ~~Harwood Heights~~ 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 Parkway Bank & Trust Company 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, lying and being in the Village of Norridge COUNTY OF

AND STATE OF ILLINOIS, to wit:

Lot 49 in William J. Moreland's Canfield Ridge Subdivision of the E. 21.575 acres of the S. 41.575 acres of the E. 1/2 of the SE 1/4 of Section 11, Township 40 N., Range 12, East of the 2nd Principal Meridian, in Cook County, Illinois

Permanent Tax No. 12-11-415-009

4850 N. Vine Avenue Norridge, IL 60656

THIS INSTRUMENT PREPARED BY B. H. SCHREIBER 4800 NORTH HARLEM AVENUE HARWOOD HEIGHTS, IL 60656

HH Jm

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.

Jerry F. Brown [SEAL] Donna J. Brown [SEAL]  
Donna J. Brown [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 Jerry F. Brown & Donna J. Brown His Wife

who ALL personally known to me to be the same person is whose name is 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 August 19 87

Notarial Seal

John J. ... Notary Public

87505123

12/2

COOK COUNTY - 12-17-97

MAIL TO

FOR RECORDERS INDEX PURPOSES  
INSERT STREET ADDRESS OF ABOVE  
DESCRIBED PROPERTY HERE  
4850 N. Wingo

1800 N. HARLEEM  
HIS. 11 60956

Parkway Bank & Trust Company  
1800 N. Harleem  
HIS. 11 60956

IDENTIFICATION No. 2956  
KNAKARAWITZ AND TRUST COMPANY  
Parkway Bank & Trust Company  
Trustee

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

1. Mortgages shall keep and improve buildings or improvements now or hereafter situated on said premises insured against loss or damage by fire...  
2. Mortgages shall keep and improve buildings or improvements now or hereafter situated on said premises insured against loss or damage by fire...  
3. In case of default...  
4. In case of default...  
5. The Trustee...  
6. The Trustee...  
7. The Trustee...  
8. The proceeds of any foreclosure sale...  
9. Upon or after the filing of a bill to foreclose...  
10. No action for the enforcement of the lien...  
11. Trustee or his holder...  
12. Trustee has no duty...  
13. Trustee shall release this trust deed...  
14. Trustee may release by instrument...  
15. This Trust Deed and all provisions hereof...  
16. Before releasing this trust deed...  
17. The provisions of this trust deed...

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