

720753

UNOFFICIAL COPY

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TRUST DEED

1987 OCT -2 AM 10: 50

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THIS ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made September 30 19 87, between

Daniel Murray

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

SIGHTY THOUSAND AND NO/100 (\$80,000.00)-----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 on the balance of principal remaining from time to time unpaid at the rate of 10% per cent per annum in instalments (including principal and interest) as follows:

Eight Hundred Fifty-Nine and 69/100 (\$859.69)-----Dollars or more on the 1st day of October 19 87, and Eight Hundred Fifty-Nine and 69/100 (\$859.69)-----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 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 15% 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 Grace G. Ryan, 415 Ojibwa Trail, Chicago, Illinois, xxx Mount Prospect, Illinois

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 Oak Lawn COOK COUNTY OF COOK AND STATE OF ILLINOIS, to wit:

LOTS 8, 9 AND 10 IN BLOCK 15 IN L. E. CRANDALL'S OAK LAWN SUBDIVISION BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTH WEST 1/4 AND PART OF THE EAST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

9320-53rd Avenue, Oak Lawn, Illinois

Permanent Index Real Estate Tax Number: 24-(4-222-022; 023; 024

FAO (copy) (copy) (copy) 8/9/10

13.00

THIS INSTRUMENT PREPARED BY: Lawrence M. Freedman, Esq., ASH, ANOS, FREEDMAN & LOGAN, 77 W. Washington St., Suite 2211, Chicago, IL 60602

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] DANIEL MURRAY [SEAL]

STATE OF ILLINOIS, I, Georgia Fotiadis, a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT Daniel Murray

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 30th day of September 19 87. Georgia Fotiadis Notary Public

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RIDER ATTACHED TO AND MADE AN INTEGRAL PART
OF TRUST DEED DATED Sept. 30, 1987 EXECUTED BY DANIEL MURRAY

17. In the event of a sale or transfer, of all or part of its premises, the holder of the Note secured hereby, may, at its option, declare all outstanding principal and accrued interest due hereunder and all obligations hereunder shall so accelerate.

18. The holder hereof reserves the right in the event Mortgagor fails to timely pay real estate taxes and/or insurance obligations to require a deposit to be made monthly in an amount equal to one-twelfth (1/12) of the last annual tax bill and/or insurance obligations. Said sum shall be available for the payments of any such tax and/or insurance obligation and the holder shall not be required to pay interest thereon.

19. Mortgagor shall at all times maintain liability and fire extended coverage insurance in amounts reasonably satisfactory to holder which policy shall name holder and trustee as additional parties insured and shall provide that same shall not be cancelled or modified unless on 30 days prior written notice.

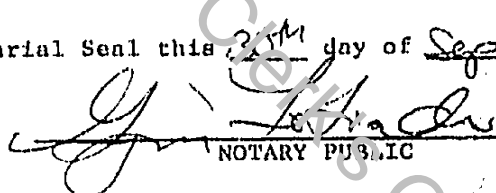

DANIEL MURRAY

DATED: Sept. 30 1987

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Georgia Fotiadis a Notary Public
in and for and residing in said County, in the State aforesaid, DO HEREBY
CERTIFY THAT Daniel Murray who is 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 30th day of September,
1987.


NOTARY PUBLIC

Notary Office

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720753

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STATE OF ILLINOIS
COUNTY OF COOK

That the undersigned, the undersigned, do hereby certify that the within and foregoing is a true and correct copy of the original as the same appears in the records of the County Clerk's Office.

Witness my hand and seal of office this _____ day of _____, 19____.

County Clerk

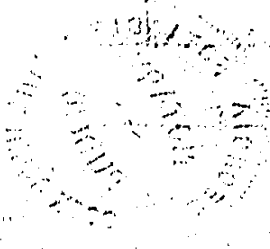
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Property of Cook County Clerk's Office