

1987 NOV 12 PM 2:27

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TRUST DEED

CTTC 7

THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made October 29, 1987, between FIRST ILLINOIS BANK OF LA GRANGE as trustee under Trust Number 8866 and dated September 30, 1987.

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 holder or 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 FIFTY-FIVE THOUSAND NINE HUNDRED EIGHTY-ONE and .37/100 (\$55,981.37) 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 October 29, 1987 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:

Interest at 10% per annum based upon a 30 year amortization with a 2 year balloon payment for* FOUR HUNDRED EIGHTY-TWO and .66/100 (\$482.66) Dollars on the 1st day of November 1987, and FOUR HUNDRED EIGHTY-TWO and .66/100 (\$482.66) 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 31st day of October 1989

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, in the office of Attorney Val J. Bylatis, 6606 S. Kedzie Ave. Chicago, IL. 60629 (778-8000) 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, situate, lying and being in the COUNTY OF Cook AND STATE OF ILLINOIS.

Lots 21, 22, 23 and 24 in Block 17 in Grossdale, a Subdivision in the South East 1/4 of Section 34, Township 39 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois. COMMONLY KNOWN AS 8828 BROOKFIELD AVE. BROOKFIELD, IL 60513

12.00

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P.I. Nos: 15-34-422-031-0000 24
15-34-422-032-0000 23 HAO M.
15-34-422-033-0000 21422

*entire balance of principal and interest from October 29, 1987 being due in full on October 31, 1989.

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. First Illinois Bank of LaGrange as Trustee under Trust Number 8866 By: Ruth Reid Land Trust Officer

Attest: Susan E. Johnson Pro-Secretary Connie E. Dalton Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT Ruth Reid, Land Trust Officer of First Illinois Bank of LaGrange and Susan E. Johnson, Pro-Secretary

who personally known to me to be the same person as 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, and in their respective capacities. 3rd November 1987 Given under my hand and Notarial Seal this

OFFICIAL SEAL
CONNIE E. DALTON
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP. JULY 1, 1991

Connie E. Dalton Notary Public

(312) 778-8000

Chicago, Illinois 60629

6806 S. Kedzie Ave.

Attorneys at Law

V.L. DRAHNS & ASSOC., LTD.

MAIL TO:

FOR RECORDER'S INDEX PURPOSES
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE

THE NOTE SECURED BY THIS TRUST DEED SHOULD
BE IDENTIFIED BY CHICAGO TITLE AND TRUST COMPANY
BEFORE THE TRUST DEED IS FILED FOR RECORD.

IMPORTANT

721419

CHICAGO TITLE AND TRUST COMPANY

Identification No.

By *[Signature]*

As Trustee of the Trust

enforceable against the First Illinois Bank of Lorraine

as aforesaid, and not individually and no personal liability shall be asserted or in

or agreement by the First Illinois Bank of Lorraine are undertaken by it solely as Trustee,

holder (whether or not the same are expressed in the terms of the deed or

All the terms, provisions, stipulations, covenants and conditions to be performed

exercise of the power and authority conferred upon and vested in it as such Trustee,

delivered to the First Illinois Bank of Lorraine in performance of a Trust Agreement dated

as Trustee, under the provisions of a deed or deeds in Trust duly recorded and

the word "note" when used in this instrument shall be construed to mean

as Trustee, under the provisions of a deed or deeds in Trust duly recorded and

the word "mortgage" when used herein shall include all such persons and all persons

Trustee or successor shall be entitled to reasonable compensation for all acts performed

14. Trustee may resign in writing filed in the office of the Recorder or Registrar of

12. Trustee has no duty to examine the title, location, existence or condition of the

11. Trustee or the holders of the note shall have the right to inspect the premises at all

10. The action for the enforcement of the lien or of any provision hereof shall be

9. Upon or at any time after the filing of a suit to foreclose this trust deed, the court

8. The proceeds of any foreclosure sale of the premises shall be distributed and applied

7. When the indorsees hereby secured shall become due whether by acceleration or

6. Mortgages shall pay each item of indebtedness hereon mentioned, both principal and

5. The Trustee or the holders of the note hereby secured making any payment

4. In case of default hereon, Trustee or the holders of the note may, but need not,

3. Mortgages shall keep all buildings and improvements now or hereafter situated on

2. Mortgages shall pay before all other claims against the premises when due and

1. Mortgages shall (1) promptly repair, restore or rebuild any buildings or

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

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