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COOK COUNTY RECORDS
FILED DEPT OF REC'D 7-6 87678816

TRUST DEED

1987 DEC 29 PM 2:54

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CTTC 1

THIS INDENTURE, made July 17

1987 between JAMES A. LONGO AND LORA L. LONGO,

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 holder or holders of the principal Promissory Note hereinafter described, said legal holder or holders being herein referred to as Holders of the Note, in the Principal Sum of

SEVEN THOUSAND AND NO/100 -----

DOLLARS,

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

and delivered, in and by which said Principal Note the Mortgagors promise to pay the said principal sum on July 17, 1990 with interest thereon from July 17, 1987 until maturity at the rate of nine per cent per annum, payable semi-annually on the 17th day of July xxxxxxxx and xxxxxxxx in each year; all of said principal and interest bearing interest after maturity at the rate of 12 1/2 per cent 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

Vuk Zecevic, 6336 N. Cicero, Chicago, 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 city of Chicago, COUNTY OF COOK AND STATE OF ILLINOIS,

to wit: Unit C together with its undivided percentage interest in the common elements in Sayre Garden Condominium, as delineated and defined in the Declaration recorded as Document No. 87-228534, in Lots 10, 11 and the North 22 1/2 feet of Lot 14 in Block 4 in Monte Clare, being a Subdivision of the North 1/2 of the Northwest 1/4 of Section 31 and part of the Southwest 1/4 of Section 30, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Address of the premise: 2350 N. Sayre Chicago, Illinois

REIN: 13-31-102-013

13-31-102-014

13-31-102-015

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THIS IS A JUNIOR MORTGAGE SECURED BY INSTALLMENT NOTE

This document prepared by Robert Dobritchani, 6336 N. Cicero, Chicago, Ill. 60646

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, indoor 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.

James A. Longo, Jr. [SEAL]
(James A. Longo, Jr.)

Lora L. Longo [SEAL]
(Lora L. Longo)

[SEAL]

[SEAL]

STATE OF ILLINOIS, }
County of Cook } SS.
I, John E. Dvorak,

a Notary Public in and for the residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT

James A. Longo and Lora L. Longo, his wife

I, John E. Dvorak, personally known to me to be the same person S whose name S subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, in the State of Illinois, delivered the said instrument as their free and voluntary act, for the uses and purposes therein expressed. Given under my hand and Notarial Seal this 17th day of July, 1987.

Given under my hand and Notarial Seal this 17th day of July, 1987.

Notarial Seal

Form 39 Trust Deed - Individual Mortgagor - Secures One Principal Note - Term.
R. 11/75

UNOFFICIAL COPY

Chicago, Illinois, 60635

PLACE IN RECORDER'S OFFICE BOX NUMBER

Unit C 2350 N. Sayre

Chicago, Illinois, 60646

DESCRIPTIVE ADDRESS OF ABOVE
INSERT STREET ADDRESS UNDER WHICH
YOUR RECORDS ARE KEPT HERE

ROBERT BÖHMECHANIK

MAIL TO:

FOR THE PROTECTION OF BOTH THE BORROWER AND
LENDER THE INDENTURE AGREEMENT NOTE CHARGED BY THIS TRUST DEED IS HELD FOR
COMPANY, TRUSTEE, BEFORE THE TRUST DEED IS HELD FOR
RECORD.

222025

THE COVENANTS, CONDITIONS AND PROVISIONS REFERRED TO ON PAGE 1 (THE REVERSE SIDE OF THE
1. Mortgagors shall (a) promptly receipt, execute or rebill any buildings or improvements now or hereafter on the prop-
erty become damaged or destroyed; (b) keep said premises in good condition and repair, without waste, and free from mechanic's or other
liens for labor or materials furnished to or the use thereof; (c) pay when due any indebtedness of such prior less to trustee or to lessor
than 60 days after it becomes due; (d) pay all taxes, assessments, rents, charges, expenses, costs and premiums exacted as
a consequence of the non-payment of any sum due under this instrument; (e) comply with all re-
quirements of the title company, and upon request furnish such information as may be required by a title company or by law or
any building or structure now or at any time hereafter erected thereon; (f) make no lease or sublease in said premises except as
is set forth in this instrument; (g) not make any assignment of this instrument or any interest therein, except as
is set forth in this instrument.