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UNOFFICIAL COPY

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TRUST DEED

87014542

CTTC 7

THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made JULY 22 19 86, between DANIEL L. GARCIA AND LORRAINE GARCIA, 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

FIVE THOUSAND AND NO/100 (\$5,000.00)-----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 JULY 22, 1986 on the balance of principal remaining from time to time unpaid at the rate of ELEVEN per cent per annum in instalments (including principal and interest) as follows:

ONE HUNDRED ELEVEN AND 07/100 (\$111.07)-----Dollars or more on the FIRST day of SEPTEMBER 19 86 and NINETY SEVEN AND 75/100 (\$97.75)-----Dollars or more on the FIRST 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 FIRST day of AUGUST, 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 FIFTEEN 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 FRANK X. STARSHAK and RUTH L. in said City, STARSHAK, P. O. BOX 42648, CHICAGO, IL 60642

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 CALUMET CITY COUNTY OF COOK AND STATE OF ILLINOIS, to wit:

LOT 33 AND THE SOUTH HALF (1/2) OF LOT 34 IN BLOCK 2 IN F. R. MOTT'S ADDITION TO THE VILLAGE OF WEST HAMMOND. A SUBDIVISION OF PART OF THE WEST 319.6 FEET OF THE NORTHEAST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) AND PART OF THE SOUTHWEST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

\$11.25

DEPT. OF RECORDS & CLERKING
330 S. MAIN ST. CHICAGO, IL 60607
87 15:43:00
#A * 87-014542
COOK COUNTY RECORDER

COMMONLY KNOWN AS: 504 HARRISON, CALUMET CITY, IL 60409

PERMANENT INDEX NUMBER: 30-08-304-022

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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

Daniel L. Garcia (SEAL) Lorraine Garcia (SEAL)

I, LAWRENCE H. BINDEROW, a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT DANIEL L. GARCIA AND LORRAINE GARCIA, 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 voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 22ND day of JULY 19 86

Lawrence H. Binderow Notary Public

Notarial Seal

