



TRUST DEED

87202815

CTTC 7

THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made March 20 1987, between

GERARD PITCHFORD, a bachelor and MARK J. PITCHFORD, a bachelor
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 Forty-Two Thousand and 00/100 (\$42,000.00) 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 date hereof on the balance of principal remaining from time to time unpaid at the rate of 10.0 percent per annum in instalments (including principal and interest) as follows:

Eight Hundred Ninety-Two and 38/100 (\$892.38) Dollars or more on the 20th day of April 1987 and Eight Hundred Ninety-Two and 38/100 Dollars 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 March, 1991. 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 10.0% 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 GERALDINE COOPER, Trustee 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 successor, 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:

Lot 3 and the North 47 Feet of Lot 4 in D. H. Pike's Subdivision of the South 1/2 of the South East 1/4 of the North East 1/4 of the South West 1/4 of Section 3, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Common Address: 4442 S King Drive, Chicago, IL

LOT 3 LOT 4 F-U-O-K

P. I. N. 's: 20-03-311-034/20-03-311-035

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.

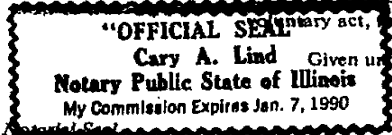
WITNESS the hands and seals of Mortgagors the day and year first above written.

GERARD PITCHFORD [SEAL] MARK J. PITCHFORD [SEAL]

THIS INSTRUMENT PREPARED BY: CARY A. LIND, P.C., 121 S. Wilcox Rd., Suite 407, Arlington Heights, IL 60005

STATE OF ILLINOIS, I, CARY A. LIND, a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT GERARD PITCHFORD, a bachelor and MARK J. PITCHFORD, a bachelor

who are personally known to me to be the same person whose name 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



Cary A. Lind Given under my hand and Notarial Seal this 20th day of March 1987. Notary Public

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UNOFFICIAL COPY

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RIDER TO TRUST DEED

This Rider is attached to a certain Trust Deed dated March 20, 1987, between GERARD PITCHFORD and MARK J. PITCHFORD, as Mortgagors, and CHICAGO TITLE AND TRUST COMPANY, as Trustee, for premises at 4442 S. King Drive, Chicago, Illinois. In the event of any discrepancy or inconsistency between the terms of this Rider and the Trust Deed to which is attached, the terms of this Rider shall control.

1. Upon sale or transfer of the subject premises in any manner, the obligation for which this Trust Deed is given shall be due and payable in full.

2. Mortgagors shall have the right to prepay all or any portion of any monies due at any time, and said prepayment shall be applied towards principal, thereby reducing the amount of principal owed or the amount of the prepayment.

3. Mortgagors shall no later than 120 days prior to March 20, 1989, make application for refinancing of the balance then due and owing Mortgagee under the terms of the Trust Deed. In the event that such mortgage refinancing is denied, so long as Mortgagors have made a good faith effort to obtain same, then the term of the mortgage shall be extended for an additional period of (1) year through March 20, 1990. No later than 120 days prior to March 20, 1990, Mortgagors shall again make application for mortgage refinancing. Again, in the event that said refinancing is denied, the mortgage shall be extended for an additional one (1) year period to March 20, 1991. In no event shall the mortgage be extended beyond March 20, 1991.

4. Mortgage refinancing shall be defined as financing of the purchase of the real estate only and shall not necessarily be in conjunction with any rehabilitation loan. Denial of a rehabilitation loan will not act as a denial under the foregoing paragraph.


GERARD PITCHFORD


MARK J. PITCHFORD

717955

DEPT-91 RECORDING \$13.25
#11111 TRAM 0275 09/16/87 10:56:00
#1222 # 2 * 87-202815
COOK COUNTY RECORDER



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Mail to:

Cary A. LIND
121 S Wilke Rd
Ste 407
Arlington Heights, IL
60005

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