

UNOFFICIAL COPY

TRUST DEED

718772

87380388

CTTC 7

THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made June 3, 1987, between DONALD F. PASQUALINI

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

NINETEEN THOUSAND AND NO/100 (\$19,000.00)

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 June 3, 1987 on the balance of principal remaining from time to time unpaid at the rate of 9% percent per annum in instalments (including principal and interest) as follows:

See Attached Rider for Schedule of payments Dollars or more on the day of 1987 and 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 July, 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 12% 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 BERNARD ROSENFELD 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, to wit:

Lot 19 in Block 1 in Pierce's Addition to Holstein, in the North 1/4 of the Southwest 1/4 of Section 31, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

That any sale or transfer of any interest in the real estate by the maker of this Trust Deed shall cause the balance due hereunder to be due in it's entirety instanter. That the terms of this Trust Deed are hereby incorporated in that certain Instalment Note secured hereby and the terms of said Note are hereby incorporated herein and made a part hereof.

Address of Property: 2027 W. Armitage, Chicago, IL. P. T. N. 14-31-305-018

This instrument prepared by JAMES A. GATELY, 4309 N. Damen, Chicago, IL.

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.

DONALD F. PASQUALINI [SEAL]

STATE OF ILLINOIS, I, JAMES A. GATELY, a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT DONALD F. PASQUALINI

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 3 day of June 1987

Notarial Seal

R I D E R

THIS RIDER IS ATTACHED TO AND MADE
A PART OF A CERTAIN TRUST DEED
DATED June 3, 1987.

Payments of the Nineteen Thousand and NO/100 (\$19,000.00) Dollars
with interest shall be due and payable as follows:

1. There shall be no interest or principal paid during the first eighteen (18) months of this Note, but interest shall accumulate at the rate of Nine (9%) percent per annum on the unpaid balance.
2. That interest payments only will be made commencing the nineteenth (19) month following the date hereof and said payments shall be made from the 19th month to the 36th month hereof and shall be at the rate of Nine (9%) percent of the original principal balance plus accumulated interest thereon. Said payments to be in the sum of ONE HUNDRED SIXTY TWO AND 32/100 (\$162.32) DOLLARS per month.
3. Payments 37 through 61 shall include principal and interest and shall be in the sum of NINE HUNDRED EIGHTY EIGHT AND NO/100 (\$988.00) DOLLARS per month due on the first of each and every month from the 37th month through the 61st month.
4. That any balance of principal and/or interest due after the 61st month shall be paid not later than the 1st day of July, 1992.

87380388

DEPT-81 \$13.25
 T#0003 TRAN 3161 07/10/87 09:34:00
 #8682 * * 37-380388
 COOK COUNTY RECORDER

COOK COUNTY
 RECORDER
 MAIL

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Property of Cook County Clerk's Office

RECEIVED

STAMP