

UNOFFICIAL COPY

TRUST DEED

1988 MAR 26 PM 2:59

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THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INSTRUMENT made this 27th day of March 1988 between CARLETON RUFFIN, a single man

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 Installment Note heretomatter described, said legal holder or holders being herein referred to as Holders of the Note, in the principal sum of

Twenty thousand and no/100 (\$20,000.00) Dollars, evidenced by one certain Installment Note of the Mortgagors of even date herewith, made payable to THE ORDER OF HEARER

and delivered, in and by which said Note the Mortgagors promise to pay the said principal sum and interest from January 1, 1988 on the balance of principal remaining from time to time unpaid at the rate of 12% per cent per annum in installments (including principal and interest) as follows:

Every Hundred (\$100) and 07/100 (\$7.10) Dollars or more on the 1st day of February in 1988 and Every Hundred (\$100) and 07/100 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 January, 1994 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 at each installment 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, by filing appointment, and in absence of such appointment, then at the office of CHAMBERLAIN, WELLS & CO. to said City. This note does not bear interest for tax purposes.

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 hereby 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, to have and to hold unto the Trustee, its successors and assigns, the County of Cook, Illinois, to wit:

Lots 19 and 20 in A-1, Wisconsin Subdivision, located a subdivision of Lot 4 in County Cook's subdivision of that part of the North East 1/4 of Section 27, Township 19 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, lying North of the Chicago and Eastern Quincy Railroad, in Cook County, Illinois

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FIN 27-201 024-0000

This instrument was prepared by David L. Spink, 180 N. LaSalle Street, Chicago, Illinois 60601

which with the property hereinafter described is referred to herein as the "premises." That this deed with all improvements, benefits, easements, fixtures, and appurtenances thereto belonging, and all rents, issues and profits thereof to be held and during all such times as Mortgagors may be entitled thereto (which are pledged primarily and as a party with said real estate and not accessory) 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 unit or centrally controlled), and ventilation (including exhaust) restricting the foregoing systems, window shades, storm doors and windows, floor coverings, plaster, 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 a continuing part of the premises.

TO HAVE AND TO HOLD the premises unto the said Trustee, its successors and assigns, forever, for the purpose 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. THIS IS A FREE PUBLIC CHARGE IN EVERY RESPECT.

WITNESS the hand and seal of Mortgagors the day and year first above written  
CARLETON RUFFIN

DAVID L. SPINK, Notary Public for and residing in said County, in the State above said, DO HEREBY CERTIFY THAT CARLETON RUFFIN is the Mortgagor

who I personally know 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 27th day of March, 1988  
David L. Spink, Notary Public

MAIL ROOM  
DAVID L. SPARK  
222-25 SO. KOLIN AVE.  
CHICAGO, ILL. 60607

FOR THE PROTECTION OF BOTH THE WORKER AND EMPLOYER...  
THE INSTALLMENT NOTE RECORDED BY THIS OFFICE...  
BEFORE THE CHICAGO TITLE AND TRUST COMPANY...  
DATE OF RECORDING...

1. This deed is made in full satisfaction of the obligations of the mortgagor...  
2. The mortgagor hereby releases and discharges the mortgage...  
3. The mortgagee hereby releases and discharges the mortgage...

4. The mortgagor warrants that the premises are free from all other...  
5. The mortgagee warrants that the premises are free from all other...  
6. The mortgagor warrants that the premises are free from all other...

7. The mortgagor warrants that the premises are free from all other...  
8. The mortgagee warrants that the premises are free from all other...  
9. The mortgagor warrants that the premises are free from all other...

10. The mortgagor warrants that the premises are free from all other...  
11. The mortgagee warrants that the premises are free from all other...  
12. The mortgagor warrants that the premises are free from all other...

13. The mortgagor warrants that the premises are free from all other...  
14. The mortgagee warrants that the premises are free from all other...  
15. The mortgagor warrants that the premises are free from all other...

16. The mortgagor warrants that the premises are free from all other...  
17. The mortgagee warrants that the premises are free from all other...  
18. The mortgagor warrants that the premises are free from all other...

19. The mortgagor warrants that the premises are free from all other...  
20. The mortgagee warrants that the premises are free from all other...  
21. The mortgagor warrants that the premises are free from all other...

22. The mortgagor warrants that the premises are free from all other...  
23. The mortgagee warrants that the premises are free from all other...  
24. The mortgagor warrants that the premises are free from all other...

25. The mortgagor warrants that the premises are free from all other...  
26. The mortgagee warrants that the premises are free from all other...  
27. The mortgagor warrants that the premises are free from all other...

28. The mortgagor warrants that the premises are free from all other...  
29. The mortgagee warrants that the premises are free from all other...  
30. The mortgagor warrants that the premises are free from all other...

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