

723674

UNOFFICIAL COPY



TRUST DEED
THIS INSTRUMENT PREPARED BY RIMA NIEMI
154 W. HUBBARD ST.
CHICAGO, IL 60610

COOK COUNTY, ILLINOIS
FILED FOR RECORD 88177596

1988 APR 28 AM 10:49

88177596

CTTC 7

THE ABOVE SPACE FOR RECORDER'S USE ONLY

7154572 D4

THIS INDENTURE, made April 23 19 88, between:

FELIX FIGUEROA AND ESTHER FIGUEROA, 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

THIRTY FOUR THOUSAND FIVE HUNDRED EIGHTY SEVEN AND 15/100-----Dollars,
evidenced by one certain Instalment Note of the Mortgagors of even date herewith, made payable to THE ORDER OF
~~TRUSTEE~~ SECURITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF CHICAGO

and delivered, in and by which said Note the Mortgagors promise to pay the said principal sum and interest
from April 22, 1988 on the balance of principal remaining from time to time unpaid at the rate
of 12.50 per cent per annum in instalments (including principal and interest) as follows:

FOUR HUNDRED SIXTY FOUR AND 80/100-----Dollars or more on the 10th day
of May 1988 and FOUR HUNDRED SIXTY FOUR AND 80/100-----Dollars or more on
the 10th 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 10th day of April, 2000. 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 25.0% 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 SECURITY FEDERAL SAVINGS AND LOAN
ASSOCIATION OF CHICAGO

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:

LOT 30 IN CHARLES W. CLAYTON'S SUBDIVISION OF THE NORTH 1/2 OF BLOCK 59
IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 14 EAST OF
THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

12.00

PERMANENT TAX NO. 17-19-320-024-0000
COMMONLY KNOWN AS: 2148 West 22nd Place
Chicago, Illinois

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.

Felix Figueroa [SEAL] Esther Figueroa [SEAL]
FELIX FIGUEROA [SEAL] ESTHER FIGUEROA [SEAL]

STATE OF ILLINOIS, I, MARIBEL DIAZ
County of Cook SS. a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY
THAT FELIX FIGUEROA AND ESTHER FIGUEROA, his wife

"OFFICIAL SEAL" instrument, appeared before me this day in person and acknowledged that
Maribel Diaz signed, sealed and delivered the said Instrument as their free and
Notary Public, State of Illinois the uses and purposes therein set forth.
My Commission Expires 4/19/91
Given under my hand and Notarial Seal this 23rd day of April 19 88

Maribel Diaz Notary Public

88177596

