



PURCHASE MONEY TRUST DEED

COOK COUNTY, ILLINOIS FILED FOR RECORD

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1988 MAY 13 PM 3:00

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THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made March 1, 1988, between ANTOINETTE SCATCHELL

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 FOUR THOUSAND THREE HUNDRED FIFTY THREE & 12/100 DOLLARS (44,353.12)

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 March 1, 1988 on the balance of principal remaining from time to time unpaid at the rate of 12 per cent per annum in instalments (including principal and interest) as follows: ONE THOUSAND FIFTY and 74/100 DOLLARS (\$1,050.74)

of March 1988, and ONE THOUSAND FIFTY & 74/100 (\$1050.74) 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 day of . 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 12th 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 Lester Shapiro, 134 N. LaSalle Street 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 TOWN OF CICERO COUNTY OF COOK AND STATE OF ILLINOIS, to wit:

Lots 1, 2, 3, 4 and 5 in Bartelstein's Subdivision of Lots 1, 2, 3 and the east half of lot 4 in block 3 in Hawthorne Land and Improvement Company's Addition to Morton Park, being the east half of the northwest 1/4 of Section 28, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois, Commonly known as 2306 South Laramie Avenue, Cicero, Illinois

12.00

P. I. N.

SEE RIDER ATTACHED HERETO AND MADE PART HEREOF.

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 and seal of Mortgagors the day and year first above written.

[SEAL] Antoinette Scatchell, Antoinette Scatchell [SEAL]

STATE OF ILLINOIS, I, FRED M. CAPLAN a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT ANTOINETTE SCATCHELL

who is 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

LESTER SHAPIRO 134 NORTH LA SALLE CHICAGO, ILLINOIS 60602 Notarial Seal

Given under my hand and Notarial Seal this 1st day of March 1988.

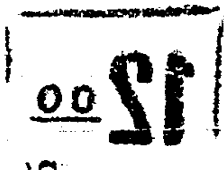
Fred M. Caplan Notary Public

BOX 333 - GG

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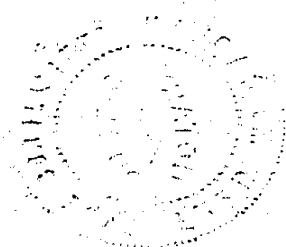
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Property of Cook County Clerk's Office



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2014/04/07



MAIL TO:
LESTER SHAPIRO
134 NORTH LA SALLE
CHICAGO, ILLINOIS 60602

Antoinette Scatchell

DATED: March 1, 1988

D. The purchaser is buying subject to any building code violations which exist on the date hereof from any city, village or other governmental authority, and purchaser acknowledges that she has made her own determination as to the condition of this property. If there are any violations commonly known as "Building Violations", purchaser agrees to correct all violations at purchaser's sole expense and cost. Purchaser shall also be responsible alone for all future building violations (ordinances and statutes included) even though not made a party to the legal proceeding, during the existence of this agreement and if any penalty, including a fine is ordered in a proceeding involving these premises, purchaser shall be responsible for said fine or penalty by making payment direct to the sellers, or the survivor of them, within ten days after the Court's order. Failure to pay within said ten days shall be considered a default in the regular monthly payment with the same late charges. However, purchaser shall have a right to defend any action brought by city, village or governmental authority. Notwithstanding the provisions of this paragraph sellers warrant that they or their agents have received no notices from any city, village or other governmental authority of zoning, building, fire or health code violations in respect to the real estate that have not been heretofore corrected.

D. In the event mortgagor transfers, pledges or assigns her title to the premises without written permission of the mortgagee, then the entire unpaid balance of principal and interest shall become immediately due upon election of the mortgagee.

C. If for any reason mortgagor is in default with reference to monthly payments, mortgagor shall have 60 days to correct same, with a late charge of \$25.00 per 30 days, or a fraction thereof, as a late charge. Mortgagor shall be deemed to be in default if payment is received by mortgagee after the 15th of the month, and a late charge shall then become due. After said 60 day default, the mortgagee may proceed as otherwise permitted by this trust deed.

B. In addition to the monthly installments specified in said Agreement, the mortgagor shall deposit with the mortgagee an amount equal to one-twelfth of the general real estate taxes levied on said property which amount shall be computed on the basis of the most recent ascertainable taxes. The mortgagee shall segregate such payments and use such payments to pay such taxes as the same become due.

A. This trust deed is made pursuant to paragraph A of the Rider to Articles of Agreement for Warranty Deed recorded as document No. 25690432.

RIDER TO TRUST DEED DATED MARCH 1, 1988
 BETWEEN ANTOINETTE SCATCHELL AND CHICAGO
 TITLE AND TRUST COMPANY, AS TRUSTEE

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