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THIS INSTRUMENT WAS PREPARED BY STEPHEN R. MURRAY, 555 E. GOLF ROAD, ARLINGTON HEIGHTS, ILLINOIS 60005, 364-7555



TRUST DEED

UNOFFICIAL COPY 307732

88307732

724882

CTTC 7

SEPT-01

T#4444

TRAN 0841 07/13/88 13:19:00

\$13.25

THE ABOVE SPACE FOR RECORDS USE ONLY 88-307732

THIS INDENTURE, made June 29 1988, between Gary M. Walker and Margie Lee Walker, his wife COOK COUNTY RECORDER

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 Twenty Seven Thousand Six Hundred (\$27,600.00)

Dollars, evidenced by one certain Instalment Note of the Mortgagors of even date herewith, made payable to THE ORDER OF BEARER Duane L. Walker and/or Lucianna Walker

and delivered, in and by which said Note the Mortgagors promise to pay the said principal sum and interest from June 29, 1988 on the balance of principal remaining from time to time unpaid at the rate of 12 percent per annum in instalments (including principal and interest) as follows:

Two Hundred Eighty Three and 90/100 (\$283.90) Dollars or more on the 1st day of August 1988 and Two Hundred Eighty Three and 90/100 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 July, 1996. 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 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 Village of Schaumburg COUNTY OF COOK AND STATE OF ILLINOIS, to wit:

Legal Description Attached - 88-307732

P.T.I.N. 07-17-104-129

Address of Property: 1828 Lancashire Schaumburg, Illinois 60194

NON-ASSUMABLE: Any transfer of the property or any interest therein shall cause the Note to be due in full.

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

GARY M. WALKER

[SEAL]

MARGIE LEE WALKER

[SEAL]

[SEAL]

[SEAL]

STATE OF ILLINOIS,

I, Stephen R. Murray

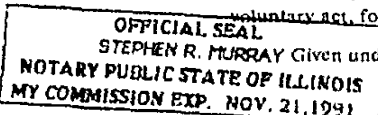
SS. a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY

County of Cook

THAT Gary M. Walker and Margie Lee Walker, his wife

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



Notarial Seal

Form 807 Trust Deed - Individual Mortgagor - Secures One Instalment Note with Interest Included In Payment. R. 11/75

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88307732

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PARCEL I:

Unit 3 Area 17 Lot 2 in Sheffield Town Unit 3, being a Subdivision of part of the West $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 17, Township 41 North, Range 10, East of the Third Principal Meridian, according to the plat thereof recorded May 21, 1971, as Document 21487741 in Cook County, Illinois

PARCEL II:

Easement appurtenant to the above described real estate as defined in Declaration recorded October 23, 1970, as Document No. 21198600 and amended by Document 21618615 in Cook County, Illinois

Legal Description

Property of Cook County Clerk's Office

88307732

UNOFFICIAL COPY

Property of Cook County Clerk's Office

9877143M