



TRUST DEED UNOFFICIAL COPY 89061686

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CTTC 7 THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made February 7, 1989 between Ivan Velazquez and Noelia Velazquez, his wife and Herminio Velazquez and Ursula Velazquez, 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 Installment Note hereinafter described, said legal holder or holders being herein referred to as Holders of the Note, in the principal sum of

Fifteen thousand and no/100 (\$15,000.00)

Dollars,

evidenced by one certain Installment 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 February 7, 1989 on the balance of principal remaining from time to time unpaid at the rate of 13.9 percent per annum in installments (including principal and interest) as follows: Five hundred eighty eight and 33/100

Dollars or more on the 7th day of March 1989 and Five hundred eighty eight and 33/100 Dollars or more on the 7th 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 7th day of August, 1991. 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 installment unless paid when due shall bear interest at the rate of 16 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 Park Realty 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 four Dollars 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, which being the city of Chicago COUNTY OF COOK AND STATE OF ILLINOIS, to wit:

Lot 3 in Mellin's Resubdivision of Lots 21, 22, 23 and 24 in U. Boetticher's Subdivision of Lots 9 to 10 and that part lying North of South 60 feet of Lot 7 in Block 8 in Borden's Subdivision of the West half of the South East quarter of Section 36, Township 40 North, Range 13, East of the Third Principal Meridian in Cook County, Illinois

1652 N. Talman Avenue, Chicago, IL 60647
13-36-427-019-0000

Document prepared by: A. Ossa, 535 N. Taylor, Oak Park, IL 60302

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which, with the property hereinafter described, is referred to herein as the "premises,"

TOGETHER with all improvements, cements, easements, fixtures, and appurtenances thereto belonging, and all trees, stumps and ponds 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 unit or centrally controlled), and ventilation, including (without restricting the foregoing) screens, window shades, storm doors and windows, floor coverings, masonry, brick, ceilings, floors 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 covenants and trusts herein set forth, free from all taxes and benefits under and by virtue of the Homestead Exemption Law 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.

Ivan Velazquez [SEAL] Herminio Velazquez [SEAL]
Noelia Velazquez [SEAL] Ursula Velazquez [SEAL]

STATE OF ILLINOIS, I, the undersigned
County of Cook SS. a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY THAT Ivan Velazquez and Noelia Velazquez, his wife and Herminio Velazquez and Ursula Velazquez, 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 voluntary act, for the use and purposes therein set forth.

Given under my hand and Notarial Seal this 7th day of February 1989

Notarial Seal

