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UNOFFICIAL COPY

TRUST DEED

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72-03-141

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THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made March 22 19 99, between
 Gilberto Monroig AND SARA MONROIG, 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 Five thousand (\$35,000.00) and no/100's Dollars,
 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 on the balance of principal remaining from time to time unpaid at the rate
 of 12.5% percent per annum in instalments (including principal and interest) as follows:

three hundred ninety seven and 97/100 Dollars or more on the 1st day
 of May 19 99 and Three hundred ninety seven and 97/100 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 February 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 of each instalment unless paid when due shall bear interest at the rate
 of 18% 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 Helen Meyer, 7152 W. Arthur
 in said City, Chicago. Said payments shall be in default if not postmarked by the 5th day of each
 month.

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 53 in Bloc 4 in Picket's Second Addition to Chicago, in the
 West 1/2 of the North East 1/4 of Section 6, Township 39 North, Range
 14, East of the Third Principal Meridian, in Cook County, Illinois

This Trust deed securing this note is a second lien
 on the premises conveyed hereby and is subject to the lien of another
 Mortgage on the same dated 3/22/89
 Ptn# 17-06-209-015-0000 dated 3/22/89 in an document
 1471 N. Milwaukee Ave. Chicago, Illinois
 trust deed and for other purposes specified therein.

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 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.

X Gilberto Monroig [SEAL] _____ [SEAL]
 X Sara Monroig [SEAL] _____ [SEAL]

STATE OF ILLINOIS, }
 County of Cook } SS. a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY
 THAT Gilberto + Sara Monroig

Notarially known to me to be the same person S whose name me subscribed to the
 foregoing instrument, appeared before me this day in person and acknowledged that
 "OFFICIAL SEAL" Arnold Rivera signed, sealed and delivered the said instrument as their free and
 Notary Public, State of Illinois
 My Commission Expires 11/30/91
 Given under my hand and Notarial Seal this 22nd day of March 1999.
 Notary Public

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PLACE IN RECORDER'S OFFICE BOX NUMBER 758381

MAIL TO: *Mrs. W. ...* *913 W. ...* *Chicago, Ill.*

FOR THE PROTECTION OF BOTH THE BORROWER AND LENDER THE INSTALLMENT NOTE SECURED BY THIS TRUST DEED SHOULD BE IDENTIFIED BY CHICAGO TITLE AND TRUST COMPANY'S TRUSTEE, BEFORE THE TRUST DEED IS FILED FOR RECORD.

IMPORANT! Identification No. 758380 CHICAGO TITLE AND TRUST COMPANY. By *[Signature]* Assistant Secretary/Treasurer Vice President

provisions of this trust deed. The provisions of the "Trust and Trustees Act" of the State of Illinois shall be applicable to this trust deed.

- 1. Mortgages shall (a) promptly repair, restore or rebuild any buildings or improvements now or hereafter situated on said premises insured against loss or damage by fire... 2. Mortgages shall pay before any penalty attached all general taxes, and shall pay special taxes, special assessments, water charges, sewer charges...

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