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TRUST DEED

25 APR 17

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72-07-355 D4

THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INSTRUMENT, made April 13, 1989, between Paul H. Ramsey and Inez Ramsey, his wife, as joint tenants

herein referred to as "Mortgagors," and CHICAGO TITLE AND TRUST COMPANY, an Illinois corporation doing business in Chicago, Illinois, herein referred to as THE TRUSTEE, witnesseth

THAT, WHEREAS the Mortgagors are jointly and severally indebted to the legal holders of the Instrument Note hereinafter described, said legal holder or holders being herein referred to as Holders of the Note, in the principal sum of Twenty Thousand Nine Hundred Ninety Two and 33/100***(\$20,992.33)

Dollars,

evidenced by the certain Instalment Note of the Mortgagors of even date herewith, made payable to THE ORDER OF BEARER General Finance Corporation

and delivered, in and by which said Note the Mortgagors promise to pay the said principal sum and interest from April 10, 1989 on the balance of principal remaining from time to time unpaid at the rate of 10.66 percent per annum in installments (including principal and interest) as follows:

Three Hundred Forty Seven Dollars and 92/100***(\$347.92) Dollars or more on the 18th day of May 1989 and Three Hundred Forty Seven Dollars and 92/100*** Dollars or more on the 18th 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 18th day of April, 2004. 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 10.66 per annum, and all said principal and interest being made payable at such banking house or trust company in Cook County, Illinois, as the holder of the note may, from time to time, in writing appoint, and in absence of such appointment, then at the office of General Finance Corp in said City, 8723 S Cicero, Homewood, IL 60456

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 Cook County OF AND STATE OF ILLINOIS, to wit:

The North 30 1/2 feet of the South 87 Feet of Lot 8 in Block 14 in Sisson and Newman's South Englewood Subdivision of the North West 1/4 of Section 4, Township 37 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

12.00

Property Address 8829 S Parnell, Chicago IL 60620
Permit No. 25-04-113-016

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 no secondarily) and all apparatus, equipment or articles now or hereafter therein or thereon used to supply heat, gas, air conditioning, water, electric power, refrigeration (whether single units or centrally controlled), and ventilation, including without restricting the foregoing, shades, window shades, storm doors and windows, floor coverings, radiator 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.

DO HAVE AND DO 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] Paul H. Ramsey [SEAL]
[SEAL] Inez Ramsey [SEAL]

STATE OF ILLINOIS, I, Elizabeth O'Neil
County of Cook, Notary Public in and for and residing in said County, in the State aforesaid DO HEREBY CERTIFY THAT Paul H. Ramsey and Inez Ramsey his wife as joint tenants

who are personally known to me to be the same person as whose name 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 uses and purposes therein set forth.

Given under my hand and Notarial Seal this 13th day of April 1989.
Notary Public, Elizabeth O'Neil, Cook County, Illinois

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PLACE IN RECORDER'S OFFICE BOX NUMBER

FOR RECORDER'S INDEX PURPOSES
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE

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, TRUSTEE, BEFORE THE TRUST
DEED IS FILED FOR RECORD.

By *Chicago Title and Trust Company*
Assistant Secretary/Assistant Vice President
Trustee

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1. Mortgages shall (a) promptly repair, restore or rebuild any building or improvements now or hereafter on the premises which may become damaged or be destroyed; (b) keep said premises in good condition and repair, without waste, and free from mechanics' or other liens or claims for lien not expressly subordinated to the lien hereof; (c) pay within due any indebtedness which may be secured by a lien or charge on the premises superior to the lien hereof, and upon request exhibit satisfactory evidence of the discharge of such prior lien to Trustee or to holders of the note; (d) complete within a reasonable time any building or buildings now or at any time in process of erection upon said premises; (e) comply with all requirements of law or municipal ordinances with respect to the premises and the use thereof; (f) make no material alterations in said premises except as required by law or municipal ordinance.

2. Mortgages shall pay before any partial taxes, special assessments, water charges, sewer service charges, and other charges against the premises when due, and shall pay special taxes, special assessments, water charges, sewer service charges, and other charges against the premises when due, and shall, upon written request, furnish to holders of the note duplicate receipts therefor. To prevent default hereunder Mortgages shall pay in full under protest, in the manner provided by statute, any tax or assessment which Mortgages may desire to contest.

3. Mortgages shall keep all buildings and improvements and improve same now or hereafter in connection therewith, and shall, upon written request, furnish to holders of the note duplicate receipts therefor. To prevent default hereunder Mortgages shall pay in full under protest, in the manner provided by statute, any tax or assessment which Mortgages may desire to contest.

4. In case of default hereunder, Trustee or the holder of the note may, but need not, make any payment or perform any act hereunder required of Mortgages in any form and manner deemed expedient, and may, but need not, make full or partial payments of principal or interest on prior encumbrances, if any, and purchase, discharge, compromise or settle any tax lien or other prior lien or title or claim thereon, or redeem from any tax sale or foreclosure said property, or contest any tax or assessment. All moneys paid for any of the purposes herein authorized and all expenses paid or incurred in connection therewith, including attorney's fees, and any other moneys advanced by Trustee or the holder of the note to protect the mortgaged premises and the lien hereof, plus reasonable compensation to Trustee for each matter concerning which action herein authorized may be taken, shall be a lien in priority to the lien hereof, and shall become immediately due and payable without notice and with interest thereon at a rate equivalent to the post mortuary rate set forth in the note securing this trust deed, if any, otherwise the pre-mortuary rate set forth therein, when paid or incurred by Trustee or Mortgages.

5. The Trustee or the holder of the note hereby secured making any payment hereof authorized relating to taxes or assessments, may do so according to any bill, statement or estimate procured from the appropriate public officer without inquiry into the accuracy of such bill, statement or estimate or into the validity of any tax, assessment, sale, foreclosure, tax lien or title or claim thereon.

6. Mortgages shall pay each item of indebtedness herein mentioned, both principal and interest, when due according to the terms hereof, notwithstanding any lien in the note or in this Trust Deed to the contrary, become due and payable (a) immediately in the case of default in making payment of any amount of principal or interest on the note, or (b) when default shall occur and continue for three days in the

THE COVENANTS, CONDITIONS AND PROVISIONS REFERRED TO ON PAGE 1 (THE REVERSE SIDE OF THIS TRUST DEED):