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TRUST DEED

PHILIP K. GORDON, ATTY. AT LAW
809 WEST 35th STREET
CHICAGO, ILL. 60609

1989 MAY 10 AM 10:30

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2 of 3

CTTC 7

THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made May 8th, 19 89, between

SZE KAU YUEN and LAU CHUNG YUEN, 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

SEVENTY THOUSAND & NO/100ths (\$70,000.00)----- 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 May 8th, 1989 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:

EIGHT HUNDRED FORTY & 12/100ths (\$840.12)----- Dollars or more on the 8th day of June 19 89, and EIGHT HUNDRED-FORTY & 12/100ths (\$840.12)----- Dollars or more on the 8th 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 8th day of May, 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 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 DRS. BONERTZ-GORDON PROFIT SHARING PLAN - 805 Plainfield Rd. Darien, IL 60559

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 9 in Cornelius and Abner Price's Reabdivision of Lots 11 to 20 of Cornelius and Abner Price's Subdivision of Block 10 in F. C. Sherman and Others Subdivision of the East 1/2 of the West 1/2 of the South East 1/4 of Section 28, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois (ADDRESS: 254 W. 31st Street - Chicago, Illinois PPI: 17-28-435-028

This Trust Deed shall further secure the performance of other agreements in said note which are hereby incorporated herein and made part hereof, and which provide among other things for additional monthly payments for tax and insurance escrow.

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.

SZE KAU YUEN

LAU CHUNG YUEN

12.00

STATE OF ILLINOIS,

I, PHILIP K. GORDON

County of COOK

SS.

a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT SZE KAU YUEN and LAU CHUNG YUEN, his wife

who are personally known to me to be the same person 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

" OFFICIAL SEAL " PHILIP K. GORDON NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 4/4/92

for the uses and purposes therein set forth.

under my hand and Notarial Seal this 8th day of May 19 89.

Notary Public

Notarial Seal

Form 807 Trust Deed - Individual Mortgagor - Secures One Instalment Note with Interest Included in Payment.

R. 11/75

Page 1

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