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TRUST DEED

764589

CTTC 15

THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made SEPTEMBER 13, 1990 between KEVIN J. PHILLIPS AND JAYNE A. PHILLIPS, HIS WIFE, IN JOINT TENANCY

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

THAT, WHEREAS Trustors are justly indebted to the legal holders of the Instalment Note (the "Note") made payable to THE ORDER OF BEARER and hereinafter described, said legal holder or holders being herein referred to as the "Holders of the Note"

in the Total of Payments of \$ or
X in the Principal or Actual Amount of Loan of \$ 40,000.00 , together with interest on unpaid balances of the Actual (Principal) Amount of Loan at the Rate of Charge set forth in the Note.

It is the intention hereof to secure the payment of the total indebtedness of Trustors to the Holders of the Note, within the limits prescribed herein whether the entire amount shall have been advanced to Trustors at the date hereof or at a later date.

NOW, THEREFORE, Trustors 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 Trustors 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 Trustee, its successors and assigns, the following described real property and all of their estate, right, title and interest therein, situate, lying and being in the CITY OF ELK GROVE COUNTY OF COOK AND STATE OF ILLINOIS.

to wit:

LOT 255 IN PARKVIEW HEIGHTS SUBDIVISION, BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 12, 1978 AS DOCUMENT 24399728, IN COOK COUNTY, ILLINOIS.

PERMANENT PARCEL #: 07-36-21P-022

PREPARED BY: JOYCE GRAVEL
1256 S PLUM GROVE RD
PALATINE, IL 60067

1219 Chestnut Lane

90452057

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DEPT-01 RECORDING \$13.25
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COOK COUNTY RECORDER

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 Trustors 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 premises whether physically attached thereto or not, and it is agreed that all similar apparatus, equipment or articles hereafter placed in the premises by Trustors or their successors or assigns shall be considered as constituting part of the premises.

TO HAVE AND TO HOLD the premises unto Trustee, its successors and assigns, however, for the purposes set upon the uses and trusts herein set forth. Trustors do hereby expressly release and waive all rights and benefits under and by virtue of the Homestead Exemption Laws of the State of Illinois, which said rights and benefits Trustors do hereby expressly release and waive.

This Trust Deed is subject to a prior mortgage dated OCTOBER 5, 1984, executed by Trustors to JERSEY MORTGAGE COMPANY as mortgagee, which prior mortgage secures payment of a promissory note in the principal amount of \$ 90,000.00. That prior mortgage was recorded on OCTOBER 5, 1984 in the Recorder's Office (or if the property is registered, filed in the Office of the Registrar of Titles) of Cook County, Illinois in Book of Mortgages at page

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 trustors, their heirs, successors and assigns.

WITNESS the hand S and seal S of Trustors the day and year first above written.

Signatures of KEVIN J. PHILLIPS and JAYNE A. PHILLIPS with [SEAL] marks.

STATE OF ILLINOIS, I, PHILLIP J. PEARSON
COUNTY OF Cook, Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT KEVIN J. PHILLIPS AND JAYNE A. PHILLIPS, HIS WIFE

who are personally known to me to be the same person as whose name subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 3th day of SEPTEMBER, 1990.

Notarial Seal

Signature of Philip Pearson, Notary Public



Handwritten number 1325

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

MAIL TO:

FOR THE PROTECT... BOTH THE SORROWER AND UNDER THE  
CHICAGO TITLE AND TRUST COMPANY, TRUSTEE, BEFORE THIS  
TRUST DEED IS FILED FOR RECORD.

CHICAGO TITLE AND TRUST COMPANY  
Trustee  
Assistant Vice President

1. The mortgagor shall pay to the mortgagee... (b) keep the property insured... (c) pay the taxes... (d) keep the property in good repair... (e) pay the interest... (f) pay the principal... (g) pay the interest... (h) pay the principal... (i) pay the interest... (j) pay the principal...

2. The mortgagor shall pay to the mortgagee... (b) keep the property insured... (c) pay the taxes... (d) keep the property in good repair... (e) pay the interest... (f) pay the principal... (g) pay the interest... (h) pay the principal... (i) pay the interest... (j) pay the principal...

3. The mortgagor shall pay to the mortgagee... (b) keep the property insured... (c) pay the taxes... (d) keep the property in good repair... (e) pay the interest... (f) pay the principal... (g) pay the interest... (h) pay the principal... (i) pay the interest... (j) pay the principal...

4. In case of default hereon, the mortgagee shall have the right to... (b) keep the property insured... (c) pay the taxes... (d) keep the property in good repair... (e) pay the interest... (f) pay the principal... (g) pay the interest... (h) pay the principal... (i) pay the interest... (j) pay the principal...

5. The mortgagee shall have the right to... (b) keep the property insured... (c) pay the taxes... (d) keep the property in good repair... (e) pay the interest... (f) pay the principal... (g) pay the interest... (h) pay the principal... (i) pay the interest... (j) pay the principal...

6. The mortgagee shall have the right to... (b) keep the property insured... (c) pay the taxes... (d) keep the property in good repair... (e) pay the interest... (f) pay the principal... (g) pay the interest... (h) pay the principal... (i) pay the interest... (j) pay the principal...

7. When the indebtedness hereon shall become due and payable... (b) keep the property insured... (c) pay the taxes... (d) keep the property in good repair... (e) pay the interest... (f) pay the principal... (g) pay the interest... (h) pay the principal... (i) pay the interest... (j) pay the principal...

8. The mortgagee shall have the right to... (b) keep the property insured... (c) pay the taxes... (d) keep the property in good repair... (e) pay the interest... (f) pay the principal... (g) pay the interest... (h) pay the principal... (i) pay the interest... (j) pay the principal...

9. Upon the filing of a bill to foreclose this mortgage... (b) keep the property insured... (c) pay the taxes... (d) keep the property in good repair... (e) pay the interest... (f) pay the principal... (g) pay the interest... (h) pay the principal... (i) pay the interest... (j) pay the principal...

10. No action for the enforcement of the lien or of any provision hereof... (b) keep the property insured... (c) pay the taxes... (d) keep the property in good repair... (e) pay the interest... (f) pay the principal... (g) pay the interest... (h) pay the principal... (i) pay the interest... (j) pay the principal...

11. The mortgagee shall have the right to... (b) keep the property insured... (c) pay the taxes... (d) keep the property in good repair... (e) pay the interest... (f) pay the principal... (g) pay the interest... (h) pay the principal... (i) pay the interest... (j) pay the principal...

12. The mortgagee shall have the right to... (b) keep the property insured... (c) pay the taxes... (d) keep the property in good repair... (e) pay the interest... (f) pay the principal... (g) pay the interest... (h) pay the principal... (i) pay the interest... (j) pay the principal...

13. The mortgagee shall have the right to... (b) keep the property insured... (c) pay the taxes... (d) keep the property in good repair... (e) pay the interest... (f) pay the principal... (g) pay the interest... (h) pay the principal... (i) pay the interest... (j) pay the principal...

14. The mortgagee shall have the right to... (b) keep the property insured... (c) pay the taxes... (d) keep the property in good repair... (e) pay the interest... (f) pay the principal... (g) pay the interest... (h) pay the principal... (i) pay the interest... (j) pay the principal...

15. The mortgagee shall have the right to... (b) keep the property insured... (c) pay the taxes... (d) keep the property in good repair... (e) pay the interest... (f) pay the principal... (g) pay the interest... (h) pay the principal... (i) pay the interest... (j) pay the principal...

16. The mortgagee shall have the right to... (b) keep the property insured... (c) pay the taxes... (d) keep the property in good repair... (e) pay the interest... (f) pay the principal... (g) pay the interest... (h) pay the principal... (i) pay the interest... (j) pay the principal...

17. The mortgagee shall have the right to... (b) keep the property insured... (c) pay the taxes... (d) keep the property in good repair... (e) pay the interest... (f) pay the principal... (g) pay the interest... (h) pay the principal... (i) pay the interest... (j) pay the principal...

18. The mortgagee shall have the right to... (b) keep the property insured... (c) pay the taxes... (d) keep the property in good repair... (e) pay the interest... (f) pay the principal... (g) pay the interest... (h) pay the principal... (i) pay the interest... (j) pay the principal...

19. The mortgagee shall have the right to... (b) keep the property insured... (c) pay the taxes... (d) keep the property in good repair... (e) pay the interest... (f) pay the principal... (g) pay the interest... (h) pay the principal... (i) pay the interest... (j) pay the principal...

20. The mortgagee shall have the right to... (b) keep the property insured... (c) pay the taxes... (d) keep the property in good repair... (e) pay the interest... (f) pay the principal... (g) pay the interest... (h) pay the principal... (i) pay the interest... (j) pay the principal...

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