

UNOFFICIAL COPY



TRUST DEED

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THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made ---September 11----- 19 90---between JESUS P. SANCHEZ and MARIA L. SANCHEZ, 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 holder or holders of the principal Promissory Note hereinafter described, said legal holder or holders being herein referred to as Holders of the Note, in the Principal Sum of Ten Thousand----- (\$10,000.00)-----

DOLLARS.

evidenced by one certain Principal Promissory Note of the Mortgagors of even date herewith, made payable to THE ORDER OF BEARER JESUS ALCAZAR and REFUGIO ALCAZAR

and delivered, in and by which said Principal Note the Mortgagors promise to pay the said principal sum of ----- with interest thereon from ----- until maturity at the rate of ----- per cent per annum payable semi-annually on the ----- day of ----- and of ----- in each year, all of said principal and interest bearing interest after maturity at the rate of ----- per cent 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 Roger V. McCaffrey, Esq., 33 N. Dearborn, Suite 1530, Chicago, Illinois

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 hereby 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, layne and being in the Village of Wheeling COUNTY OF Cook AND STATE OF ILLINOIS, to wit

Lot 15 in Block 4 in Dunhurst Subdivision Unit 3 in North West 1/4 of the South East 1/4 of Section 10, Township 42 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded September, 23, 1955 as document no. 16271788 in Cook County, Illinois.

P.I.N. 03-10-405-015

This is a Junior Trust Deed

-Upon the sale or conveyance of the real estate secured by the Trust Deed either conveying legal title or any change of beneficial ownership, or sale under Articles of Agreement for Deed, or lease with option to purchase for a term of more than 2 years, the entire balance due under the Trust Deed and Note shall immediately become due and payable.

-The Note secured by this Trust Deed shall be paid from the portion of the sale or mortgage proceeds attributable to 1/3 interest in the property owned by Maria L. Sanchez and Jesus P. Sanchez, her husband.

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

TOGETHER with all improvements, covenants, 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 in 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) awnings, 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

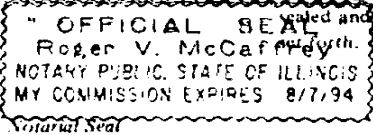
WITNESS the hand and seal of Mortgagors the day and year first above written.

MARIA L. SANCHEZ (SEAL) JESUS P. SANCHEZ (SEAL)

(SEAL) (SEAL)

STATE OF ILLINOIS,) County of Cook) ROGER V. McCAFFREY, a Notary Public in and for the residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT JESUS P. SANCHEZ and MARIA L. SANCHEZ, his wife

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



Given under my hand and Notarial Seal this 11th day of September, 19 90

Notary Public: Roger V. McCaffrey

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