



TRUST DEED

763220

CTTC 7

THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made "April 23, 1990, between

Eric Wills

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

Forty Five Thousand and no/100 (\$45,000.00)

Dollars,

evidenced by one certain Instalment Note of the Mortgagors of even date herewith, made payable to THE ORDER OF BEAVER

and delivered, in and by which said Note the Mortgagors promise to pay the said principal sum ~~and interest~~ from May 15, 1990 on the balance of principal remaining from time to time unpaid ~~and interest~~ in instalments (including principal and interest) as follows:

Four Hundred Fifty and no/100 (\$450.00) Dollars or more on the 15th day of May 1990, and Four Hundred and no/100 (\$\$50.00) Dollars or more on

the 15th 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 15th day of July, 1998. All such payments on account of the indebtedness evidenced by said note to be first applied to the principal balance and then to the interest; provided that the principal of each instalment unless paid when due shall bear interest at the rate of 11% per annum, and all of said principal and interest being made payable at such banking house or trust company in

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 George C. Payne,

~~George C. Payne~~ 229 Onstatt, Du Quoin, Illinois 62832

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 Village of Prospect Hts. COUNTY OF COOK

AND STATE OF ILLINOIS, to wit:
Lot 1 in Block 6 in Smith and Dawson's Fifth Addition of Country Club Acres, Prospect Heights, Illinois in the West Half of Section 22, Township 42 North, Range 11, East of the Third Meridian according to the Plat recorded November 20, 1940, as Document #~~REPT#25880000000000000000~~ T#77777 TRAN 4215 05/24/90 15:20
Cook County, Illinois

: \$2995 + *-9C-24330
: 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 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, 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, indoor beds, awnings, clothes 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.

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF ILLINOIS,

County of Cook

{ SS.

I, Cynthia L. OSMONDSON, a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT Eric Wills

who personally known to me to be the same person whose name is subscribed to the "OFFICIAL ~~Seal~~" instrument, appeared before me this day in person and acknowledged that Eric Wills signed, sealed and delivered the said instrument as his free and voluntary public service for the uses and purposes therein set forth.
My commission expires 8/16/93 Given under my hand and Notarial Seal this 23rd day of April 1990.

Notarial Seal

Form 807 Trust Deed - Individual Mortgagor - Secures One Instalment Note with Interest and Equal Payment
R. 11/75

Page 1

-90-243309

UNOFFICIAL COPY

PLACE IN RECORDER-SPECIFY BOX NUMBER
112-77-155

BUFTALO GROVE, ILLINOIS 60069

1240 W. LINCOLN ROAD

MAIL TO:

HATT LEGAL SERVICES

FOR RECORDS, INDEX PURPOSES
INSTANT STREET ADDRESS OF MOVEE

DESCRIPTIVE PROPERTY HERE

SEARCHED SERIALIZED INDEXED FOR RECORD

CHICAGO TITLE AND TRUST COMPANY
RECORDED IN THIS TRUST

6

FOR THE PROTECTION OF BOTH THE BORROWER AND
LENDER THE NOTARY PUBLIC OR CHIEF AGENT SHALL SIGN
AND TRUST COMPANY IS HEREBY AUTHORIZED BY THIS TRUST
TO SIGN DOCUMENTS WHICH ARE PREPARED BY THE BORROWER
AND TRUST COMPANY IN THIS TRUST.

1. This Trust Deed and the promissory notes and other documents of title or interest in the property herein described shall be delivered to the Trustee by the Borrower at the time and place specified in the Note, and the Trustee shall then record the same in the office of the Register of Deeds of Cook County, Illinois, or in such other office as the Trustee may designate.

2. The Trust Deed and the promissory notes and other documents of title or interest in the property herein described shall be delivered to the Trustee by the Borrower at the time and place specified in the Note, and the Trustee shall then record the same in the office of the Register of Deeds of Cook County, Illinois, or in such other office as the Trustee may designate.

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16. Before recording this Trust Deed, the Borrower shall be entitled to examine and inspect the property described in the Note, and if the Borrower so desires, the Borrower shall be entitled to make a written or verbal statement of his/her opinion of the value of the property described in the Note.

17. Before recording this Trust Deed, the Borrower shall be entitled to receive a copy of the Note, and if the Borrower so desires, the Borrower shall be entitled to make a written or verbal statement of his/her opinion of the value of the property described in the Note.

18. Before recording this Trust Deed, the Borrower shall be entitled to receive a copy of the Note, and if the Borrower so desires, the Borrower shall be entitled to make a written or verbal statement of his/her opinion of the value of the property described in the Note.

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20. Before recording this Trust Deed, the Borrower shall be entitled to receive a copy of the Note, and if the Borrower so desires, the Borrower shall be entitled to make a written or verbal statement of his/her opinion of the value of the property described in the Note.

THE COVENANTS, CONDITIONS AND WARRANTIES SET FORTH ON PAGE 1 OF THIS TRUST DEED