

UNOFFICIAL COPY

TRUST DEED

ILLINOIS JUL 30 PM 4:00

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THIS DOCUMENT WAS PREPARED BY: ROBERT L. CANEL, 135 S. LASSALE ST., SUITE 100, CHICAGO, IL 60603

2264140-D2 Sus 2 of 2 IF YOUR PAYMENT IS 15 DAYS LATE, YOU WILL BE CHARGED 5% OF YOUR MONTHLY PAYMENT AS AN ADDITIONAL LATE CHARGE: (\$17.90)



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THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made July 24, 1990, between NAFEES W. QADRI, married to MAHNAZ W. QADRI and SYED JAMIL ASHRAF, married to NIKHAT ASHRAF 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 (\$31,500.00)

THIRTY ONE THOUSAND FIVE HUNDRED and NO/100----- 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 July 24, 1990 on the balance of principal remaining from time to time unpaid at the rate of -11.00% per annum in instalments (including principal and interest) as follows: (\$358.04)

THREE HUNDRED FIFTY EIGHT and 04/100----- Dollars or more on the 1st day of September 1990 and THREE HUNDRED FIFTY EIGHT and 04/100-- Dollars or more on the 1st 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 1st day of August, 2005. 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 -15.00% 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 Goodman Group, Inc., in said City, at 414 N. Orleans Street, Suite 710, Chicago, IL 60610

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:

(SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF) (AS EXHIBIT "A")

(SEE RIDER ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "B")

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15.00

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 s and seal s of Mortgagors the day and year first above written.

X Nafees W. Qadri (SEAL) X Syed Jamil Ashraf (SEAL) NAFEES W. QADRI SYED JAMIL ASHRAF

STATE OF ILLINOIS,

I, ROBERT L. CANEL

County of COOK

SS. a Notary Public in and for residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT NAFEES W. QADRI, married to MAHNAZ W. QADRI, and SYED JAMIL ASHRAF, married to NIKHAT ASHRAF

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

OFFICIAL SEAL ROBERT L. CANEL My Commission Expires: 11/2/93

24th day of July 1990 Notary Public

Notarial Seal

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LEGAL DESCRIPTION

PROPERTY: Unit 3G, 6112 N. Winchester, Chicago, IL 60660

Unit Number 6112-3 in Winchester Court Condominium, as delineated on a survey of the following described real estate:

That part of Lot 4 lying South of a line which is 165 feet South of and parallel with the South line of West Hood Avenue (or the North Line of Lot 1) and all of Lots 5, 6 and 7 in Block 26, in part of Highridge (Blocks 19 to 29) being a Subdivision of the South West 1/4 of the North East 1/4 of Section 6, Township 40 North, Range 14 East of the Third Principal Meridian, and all interest, if any, in and to the East 1/2 of the 18 foot vacated alley lying on the West thereof, in Cook County, Illinois:

which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document 25038910, together with its undivided percentage interests, in the common elements, in Cook County, Illinois.

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EXHIBIT "A"

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