

# UNOFFICIAL COPY

## TRUST DEED

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THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made October 1, 19 91 .between JAMES PARRILLI, a bachelor,

at 111 West Washington Street, 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 TWO HUNDRED THOUSAND AND NO/100 (\$200,000.00)

----- 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 October 1, 1991 on the balance of principal remaining from time to time unpaid at the rate of 10 percent per annum in instalments ~~for the term of ten years and four years~~ as follows: ONE THOUSAND SIX HUNDRED SIXTY-SIX AND 67/100 (\$1,666.67)

----- Dollars or more on the 1st day of November 19 91, on a like amount on the first day of each month \* ~~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 October, 1996. 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 per annum, and all of said principal and interest being made payable at such banking house or trust company in Cook County 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 Schloderback & Associates, in said ~~City~~ 7453 W. Madison Street, Forest Park, 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 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 Forest Park COUNTY OF COOK AND STATE OF ILLINOIS, to wit: Lot 1 and the North 5 feet of Lot 2 in Schroeder's Subdivision of Block 24 (except the West 50 feet and except the South 150 feet) in Railroad Addition to Harlem in Section 12, Township 39 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois. P.I.N. 15-12-426-019-0000

\* thereafter for a total of twenty-four (24) instalments (interest only), increasing to ONE THOUSAND NINE HUNDRED THIRTY AND 06/100 DOLLARS (\$1,930.06) or more (including principal and interest) on the 1st day of November, 1993, and a like amount

The sale of the subject real estate, by installment contract, deed or any other device creating an interest in another person other than Mortgagor shall cause all outstanding sums of principal and interest to accelerate and the entire unpaid balance under the terms of the note secured hereby shall be immediately due and payable without further notice.

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 of 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.

\_\_\_\_\_  
[ SEAL ] JAMES PARRILLI [ SEAL ]  
\_\_\_\_\_  
[ SEAL ] \_\_\_\_\_ [ SEAL ]

STATE OF ILLINOIS, I, A. J. FORGUE  
County of Cook } SS. a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT JAMES PARRILLI, a bachelor,

who 15 personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

"OFFICIAL SEAL" Given under my hand and Notarial Seal this 15 day of October 19 91  
A. J. FORGUE  
Notary Public, State of Illinois  
My Commission Expires 3/19/95  
\_\_\_\_\_  
Notary Public

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