



TRUST DEED UNOFFICIAL COPY

91673714

This Document was prepared by Robert Markoff Chicago, IL 768621

CTTC 7

THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made November 20, 19 91 between PATRICK RILEY and BARBARA RILEY, 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 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

Eighty Four Thousand Five Hundred Thirty One and 57/100 (\$84,531.57) ----- 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 November 20, 1991 on the balance of principal remaining from time to time unpaid at the rate of 8.00 percent per annum in instalments (including principal and interest) as follows:

Eight Hundred Seven and 83/100 (\$807.83) Dollars or more on the 20th day of December 19 91, and Eight Hundred Seven and 83/100 (\$807.83) Dollars or more on the 20th 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 20th day of November, 2006. 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 8.00 percent 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 Robert G. Markoff in said City.

NOW, THEREFORE, the Mortgagors, to secure the payment of the said principal sum, interest, 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 \$84,531.57 and having paid the principal sum 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, lying and being in the Village of Skokie COUNTY OF COOK AND STATE OF ILLINOIS to-wit:

THE SOUTH 43.83 FEET OF THAT PART OF LOTS 7 TO 9 BOTH INCLUSIVE TAKEN AS A TRACT LYING WEST OF A LINE DRAWN AT RIGHT ANGLES FROM A POINT IN THE SOUTH LINE OF SAID TRACT, 54.26 FEET EAST OF THE SOUTH WEST CORNER THEREOF TO A POINT IN THE NORTH LINE OF SAID TRACT, 51.71 FEET EAST OF THE NORTH WEST CORNER THEREOF ALL IN PLATZ AND EISCHEN SUBDIVISION OF LOT 1 OF THE SUBDIVISION OF THE WEST 1/2 OF THE NORTH WEST 1/4 OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P. I. N. 10-22-103-035-0000 Commonly known as 4740-A Main Street, Skokie, IL 60076

1991 Nov 23 12:23 PM \$84,531.57
Cook County Clerk's Office
91-673714

which, with the property hereinafter described, is referred to herein as the premises. TOGETHER with all improvements, attachments, easements, fixtures and appurtenances thereto, together with all rents, issues and profits thereof for so long and during all such times as Mortgage may be entitled thereon, which are pledged to secure the said debt in a party with said real estate and not secondarily, and all apparatus, equipment, furniture, fixtures, and contents of the premises, including but not limited to, heating, air conditioning, water, light, power, refrigeration, water, telephone, utility, and ventilation, including without restriction the foregoing, screens, window shades, storm doors and windows, and 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 purpose, and upon the uses and trusts herein set forth, free from all debts and benefits under or by virtue of the Homestead Exemption Law 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.
PATRICK RILEY (SEAL) BARBARA RILEY (SEAL)

STATE OF ILLINOIS, I, Robert G. Markoff, a Notary Public in and for the State of Illinois, do hereby CERTIFY that Patrick Riley and Barbara Riley, his wife

who are personally known to me to be the same persons whose names 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

OFFICIAL Notary Public for the uses and purposes therein set forth
ROBERT G. MARKOFF
Notary Public, State of Illinois
My Commission Expires 1/21/92

707
Notary Public

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4740-A Main Street
Chicago, IL 60676

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

MAIL TO:

Identification No. 768621
CHICAGO TITLE AND TRUST COMPANY
By *James J. Moran*
Assistant Secretary/Assistant Vice President
Trustee

FOR THE PROTECTION OF BOTH THE BORROWER AND LENDER THE INSTALLMENT NOTE SECURED BY THIS TRUST DEED SHOULD BE IDENTIFIED BY CHICAGO TITLE AND TRUST COMPANY, TRUSTEE, BEFORE THE TRUST DEED IS FILED FOR RECORD

1. Mortgages shall (a) promptly repair, restore or rebuild any buildings or improvements now or hereafter situated on said premises insured against loss or damage by fire, lightning or windstorm, and (b) keep said premises in good condition and repair, without waste, and free from encumbrances of any kind, except as otherwise provided by statute, any tax service charges, and other charges against the premises when due, and shall, upon written request, furnish to Trustee or to holders of the note duplicate receipts therefor. To prevent default hereunder Mortgages shall pay in full under protest, in the manner provided by statute, any tax or assessment which Mortgages may be liable to pay on the premises or on any improvements thereon. To prevent default hereunder Mortgages shall pay in full under protest, in the manner provided by statute, any tax or assessment which Mortgages may be liable to pay on the premises or on any improvements thereon. To prevent default hereunder Mortgages shall pay in full under protest, in the manner provided by statute, any tax or assessment which Mortgages may be liable to pay on the premises or on any improvements thereon.

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RIDER ATTACHED TO TRUST DEED DATED NOVEMBER 20, 1991 AND EXECUTED BY PATRICK RILEY AND BARBARA RILEY, HIS WIFE

Notwithstanding anything herein to the contrary, if all or any part of said premises or an interest therein is sold, assigned or otherwise transferred by the Mortgagor or if said premises ceases to be the primary residence of the Mortgagor without the express written consent of the holders of the Note, then at the option of the holders of the Note, all sums secured by the Trust Deed shall be deemed to be immediately due and payable.

768621

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