

TRUST DEED UNOFFICIAL COPY

This instrument was prepared by
TALAN & KTSANES
175 W. JACKSON, A-1220
CHICAGO, IL 60604

FEB 25 1991 9 1 0 8 5 9 94 085945

THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS TRUST DEED, made FEBRUARY 19, 19 91, between STEPHEN STROUD AND GINA L. STROUD, H-W, IN JOINT TENANCY
herein referred to as "Mortgagors," and LINDA H. KTSANES of

COOK County, Illinois, herein referred to as TRUSTEE, witnesseth THAT, WHEREAS the Mortgagors are justly indebted to the legal holders of the Promissory Note (herein called "Note") hereinafter described, said legal holder or holders being herein referred to as Holders of the Note evidenced by one certain Promissory Note of the Mortgagors of even date herewith, made payable as stated therein and delivered, in and by which said Note the Mortgagors promise to pay an Amount Financed of THIRTY ONE THOUSAND FIVE HUNDRED DOLLARS AND FOUR CENTS (\$31,500.04) Dollars with interest thereon, payable in installments as follows:

FOUR HUNDRED TWENTY EIGHT DOLLARS AND THIRTY TWO CENTS (\$428.32) Dollars or more on the 25th day of MARCH, 19 91, and FOUR HUNDRED TWENTY EIGHT DOLLARS AND THIRTY TWO CENTS Dollars or more on the same day of each month thereafter, except a final payment of \$428.32 Dollars, until said Agreement is fully paid and except that the final payment, if not sooner paid, shall be due on the 25th day of FEBRUARY. KX2805

NOW, THEREFORE, the Mortgagors to secure the payment of the said sum of money 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 COUNTY OF COOK AND STATE OF ILLINOIS, to wit:

LOT 16 AND THE SOUTHWESTERLY 5 FEET OF LOT 15 IN BLOCK 2 IN ELSTON AVENUE ADDITION TO IRVING PARK, BEING A SUBDIVISION OF LOT 4 OF THE COUNTY CLERK'S DIVISION OF LOTS 1 AND 7 TO 15, INCLUSIVE OF FITCH AND HACOX'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TAX ID NO: 13-15-215-035

1085945

DEPT-01 RECORDING 113.29
T#4444 TRAN 0422 02/25/91 14:09:00
#0091 + D * -91-085945
COOK COUNTY RECORDER

32075222
TRW REAL ESTATE
LOAN SERVICES
SUITE #1015
100 N LaSALLE
CHICAGO, IL 60602

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, 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 purpose, 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 MAY NOT BE ASSUMED WITHOUT THE WRITTEN CONSENT OF THE LEGAL HOLDERS OF THE NOTE THAT THIS TRUST DEED SECURES.

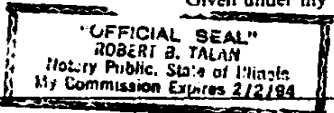
This trust deed consists of two pages. The covenants, conditions and provisions appearing on page 2 (the reverse side of this trust deed) are incorporated herein by reference and are a part hereof and shall be binding on the Mortgagors, their heirs, successors and assigns.

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

Stephen Stroud [SEAL] _____ [SEAL]
Gina L. Stroud [SEAL] _____ [SEAL]

STATE OF ILLINOIS, }
County COOK } SS. I, ROBERT B. TALAN
a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT
STEPHEN STROUD AND GINA L. STROUD, H-W
who personally known to me to be the same persons 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, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 19th day FEBRUARY, 19 91.



Robert B. Talan Notary Public

Notarial Seal
12-0475 (REV. 8-89)

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UNOFFICIAL COPY

PLACE IN RECORDER'S OFFICE BOX NUMBER

MAIL TO: TALAN AND STANES ATTORNEYS AT LAW 175 W. JACKSON A-1222 CHICAGO, ILLINOIS 60604

FOR RECORDER'S INDEX PURPOSES INSURE STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HEREIN

1. Mortgagee shall promptly repair, restore or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or destroyed by fire, lightning, explosion, riot, strike, sabotage, terrorism, war, rebellion, insurrection, or any other cause beyond the control of the mortgagee...

2. Mortgagee shall promptly repair, restore or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or destroyed by fire, lightning, explosion, riot, strike, sabotage, terrorism, war, rebellion, insurrection, or any other cause beyond the control of the mortgagee...

3. Mortgagee shall promptly repair, restore or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or destroyed by fire, lightning, explosion, riot, strike, sabotage, terrorism, war, rebellion, insurrection, or any other cause beyond the control of the mortgagee...

4. Mortgagee shall promptly repair, restore or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or destroyed by fire, lightning, explosion, riot, strike, sabotage, terrorism, war, rebellion, insurrection, or any other cause beyond the control of the mortgagee...

5. Mortgagee shall promptly repair, restore or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or destroyed by fire, lightning, explosion, riot, strike, sabotage, terrorism, war, rebellion, insurrection, or any other cause beyond the control of the mortgagee...

6. Mortgagee shall promptly repair, restore or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or destroyed by fire, lightning, explosion, riot, strike, sabotage, terrorism, war, rebellion, insurrection, or any other cause beyond the control of the mortgagee...

7. Mortgagee shall promptly repair, restore or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or destroyed by fire, lightning, explosion, riot, strike, sabotage, terrorism, war, rebellion, insurrection, or any other cause beyond the control of the mortgagee...

8. Mortgagee shall promptly repair, restore or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or destroyed by fire, lightning, explosion, riot, strike, sabotage, terrorism, war, rebellion, insurrection, or any other cause beyond the control of the mortgagee...

9. Mortgagee shall promptly repair, restore or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or destroyed by fire, lightning, explosion, riot, strike, sabotage, terrorism, war, rebellion, insurrection, or any other cause beyond the control of the mortgagee...

10. Mortgagee shall promptly repair, restore or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or destroyed by fire, lightning, explosion, riot, strike, sabotage, terrorism, war, rebellion, insurrection, or any other cause beyond the control of the mortgagee...

11. Mortgagee shall promptly repair, restore or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or destroyed by fire, lightning, explosion, riot, strike, sabotage, terrorism, war, rebellion, insurrection, or any other cause beyond the control of the mortgagee...

12. Mortgagee shall promptly repair, restore or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or destroyed by fire, lightning, explosion, riot, strike, sabotage, terrorism, war, rebellion, insurrection, or any other cause beyond the control of the mortgagee...

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14. Mortgagee shall promptly repair, restore or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or destroyed by fire, lightning, explosion, riot, strike, sabotage, terrorism, war, rebellion, insurrection, or any other cause beyond the control of the mortgagee...

15. Mortgagee shall promptly repair, restore or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or destroyed by fire, lightning, explosion, riot, strike, sabotage, terrorism, war, rebellion, insurrection, or any other cause beyond the control of the mortgagee...

THE COVENANTS, CONDITIONS AND PROVISIONS REFERRED TO ON PAGE 1 (THE REVERSE SIDE OF THIS TRUST DEED).

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Komm...
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