

UNOFFICIAL COPY

TRUST DEED

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THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made March 28, 1991 between Elizabeth A. Cooper and Patrick Reid, married to each other

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 Three Thousand Nine Hundred Thirty Seven and 45/100 (\$43,937.45)

Dollars, evidenced by one certain Instalment Note of the Mortgagors of even date herewith, made payable to THE ORDER OF BEARER John and Sara Cooper,

and delivered, in and by which said Note the Mortgagors promise to pay the said principal sum and interest from March 28, 1991 on the balance of principal remaining from time to time unpaid at the rate of Eight (8%) per cent per annum in instalments (including principal and interest) as follows:

Three Hundred Thirty Nine and 12/100 (\$339.12) Dollars or more on the 1st day of May 1991, and Three Hundred Thirty Nine and 12/100 (\$339.12) 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 April, 2016. 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 eight (8%) per annum, and all of said principal and interest being made payable at such banking house or trust company in Lake Forest 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 Note Holders, 50 Heron Road, in said City, Lake Forest, 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 City of Evanston COUNTY OF Cook AND STATE OF ILLINOIS, to wit:

See attached Legal Description Rider

If all or a part of the real estate which is the subject of this Trust Deed is sold, transferred, assigned or otherwise transferred without the permission of the Holder of the Note secured by this Trust Deed, or if any interest therein is so sold, transferred assigned or otherwise transferred, then the Holder of the Note secured hereby may declare all principal sums immediately due and payable, along with all accrued interest.

14.00

PTN: 11-19-301-019-1906 Street Address: Unit 205, 855 Ridge Avenue, Evanston, Illinois 60202

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 thereon or thereof 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.

Elizabeth A. Cooper (SEAL)

Patrick Reid (SEAL)

STATE OF ILLINOIS.

I, John M. Donohue

SS. a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY County of Cook THAT Elizabeth A. Cooper and Patrick Reid, married to each other

personally known to me to be the same person whose name S are subscribed to the " OFFICIAL for SEAL instrument, appeared before me this day in person and acknowledged that JOHN M. DONOHUE signed, sealed and delivered the said instrument as their free and NOTARY PUBLIC, STATE OF ILLINOIS for the uses and purposes therein set forth. MY COMMISSION EXPIRES 3/30/95

28th day of March 19 91 John M. Donohue Notary Public

Notarial Seal

Form 807 Trust Deed - Individual Mortgagor - Secures One Instalment Note with interest to be paid in Payment. R. 11/75

KEY TITLE GUARANTY ORDER # 46431

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