



TRUST DEED UNOFFICIAL COPY

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8/26/92

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THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE made August 26, 1992 between AGNESS M. REMON

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 (\$50,000.00) FIFTY THOUSAND AND

-----xx / 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 August 26, 1992 on the balance of principal remaining from time to time unpaid at the rate of (9%) Nine percent per annum in instalments (including principal and interest) as follows: (\$633.38)

SIX HUNDRED THIRTY-THREE and -----xx / 100 Dollars or more on the 10th day of September 1992 and (\$633.38) Six Hundred Thirty-Three & ---38/100 Dollars or more on the 10th 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 10th day of August, 2002. 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 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 in said City.

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 COUNTY OF AND STATE OF ILLINOIS, to wit:

DEPT-01 RECORDING 12333 SPAN 0207 09/02/92 11:15:00 17500 31-022-650951 COOK COUNTY RECORDER

LOT 41 IN SUB BLOCK 1 IN BLOCK 2 IN PRESCOTT'S DOUGLAS PARK ADDITION TO CHICAGO IN SECTION 23, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

16-23-206-029-0000 1226 S. Sawyer, Chicago, IL

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 covenants 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] Agness M. Remon [SEAL]

STATE OF ILLINOIS, I, Howard J. Weiss, a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY County of Cook THAT Agness M. Remon

who personally known to me to be the same person whose name is subscribed to the instrument, appeared before me this day in person and acknowledged that HOWARD J. WEISS, NOTARY PUBLIC, STATE OF ILLINOIS, signed, sealed and delivered the said instrument as free and correct under my hand and Notarial Seal this 26 day of August 1992

Notary Seal

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UNOFFICIAL COPY

RIDER TO TRUST DEED

This Rider to Trust Deed dated August 26, 1992, by and between Agness M. Remon ("Mortgagor") Chicago Title & Trust Company, an Illinois Corporation, ("Trustee").

In the event of any inconsistencies between this Rider and the printed portion of the Trust Deed, then the provisions of this Rider shall prevail.

1. If the Mortgagor herein shall sell, convey or alienate said property or any part thereof, or any interest therein, Mortgagee shall have the option and may elect to declare the entire principal indebtedness hereby secured with all accrued interest thereon immediately due and payable.

2. In addition to the principal and interest payments, Mortgagor agrees to pay one-twelfth of the current real estate taxes and one-twelfth of the hazard insurance premium each month along with the principal and interest payment.



Agness M. Remon

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