

UNOFFICIAL COPY

TRUST DEED

92717051

BOX 392

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CTTC 7

THIS ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made July 31, 1992, between MANUEL CERVANTES a bachelor

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 Instrument Now hereinafter described, said legal holder or holders being herein referred to as Holders of the Note, in the principal sum of

FIFTY THOUSAND (\$50,000.00) Dollars,

evidenced by one certain Instrument 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 July 31, 1992 on the balance of principal remaining from time to time unpaid at the rate of ELEVEN percent per annum in installments (including principal and interest) as follows:

FIVE HUNDRED SIXTEEN and 10/100 (\$516.10) Dollars or more on the 31st day of August 1992 and FIVE HUNDRED SIXTEEN and 10/100 (\$516.10) Dollars or more on the 31st 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 31st day of July, 2012. 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 installment unless paid when due shall bear interest at the rate of thirteen percent per annum, and all of said principal and interest being made payable at such banking hours or trust company in Morton Grove, 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 Earl Migdal, 5628 Capri Lane, in said City, Morton Grove, Illinois, 60053.

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 its estate, right, title and interest therein, situate, lying and being in the city of Chicago, COUNTY OF COOK, AND STATE OF ILLINOIS, to wit:

LOT 3 (EXCEPT THE SOUTH 25.75 FEET) IN THE SUBDIVISION OF THE SOUTH 1/2 OF BLOCK 54 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P. I. N. 17-19-316-023

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DEPT-01 RECORDING 793333 TRAN 3053 09/28/92 12:20:00 927.50 93652.0 C #92-717051 COOK COUNTY RECORDER

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 primary 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 unit or centrally controlled), and ventilation, including, without restricting the foregoing), screens, window shades, storm doors and windows, floor coverings, ladder 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 to be in the use 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 seals of Mortgagors the day and year first above written.

[SEAL] Manuel Cervantes [SEAL] MANUEL CERVANTES [SEAL] Xc [SEAL]

STATE OF ILLINOIS, I, Thomas E. O'Connor a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT MANUEL CERVANTES a bachelor County of Cook

who are personally known to me to be the same person as 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 voluntary act, for the purposes therein set forth. MY COMMISSION EXPIRES 5/27/95 31st day of July 1992

Notarial Seal

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