



771984
TRUST DEED

UNOFFICIAL COPY

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THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made JUNE 1 1992, between JACK ROBINSON and CAROLINE R. ROBINSON, 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

FORTY SIX THOUSAND FOUR HUNDRED SEVENTY ONE and NO/100 ----- Dollars, evidenced by one certain Instalment Note of the Mortgagors of even date herewith, made payable to THE ORDER OF ~~ROBERT R. LUCE~~ ROBERT R. LUCE and INEZ C. LUCE, His Wife and LILLIAN S. EARLY or the survivor(s)

and delivered, in and by which said Note the Mortgagors promise to pay the said principal sum and interest from June 15, 1992 on the balance of principal remaining from time to time unpaid at the rate of Six (6%) percent per annum in instalments (including principal and interest) as follows:

Two hundred seventy nine and no/100 (\$279.00) ----- Dollars or more on the 15th day of June 1992 and Two hundred seventy nine and no/100 (\$279.00) -- Dollars or more on the 15th 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 15th day of May, 2022. 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 Six (6%) per annum, and all said principal and interest being made payable at such banking house or trust company in ~~Chicago~~ Villa Park, 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 c/o Mr. and Mrs. Robert R. Luce, ~~in said City~~, 302 N. Johnson, Bay City, Michigan 48708.

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 Village of Bellwood COUNTY OF COOK AND STATE OF ILLINOIS, to wit

Lot 59 in First Addition to Cummings and Foreman real estate corporation resubdivision of part of Miami Park in the West 1/2 of Section 9, Township 39 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois

RECORDING 11/06/92 11:50:00
14444 TRAM 0817 11/06/92 11:50:00
17038 : D * - 92 - 222 2005
COOK COUNTY RECORDER

Parcel Number: 15-09-302-022, Volume 160

THIS INSTRUMENT WAS PREPARED BY:
Glenn R. Haas, Esq.
25 E. Park Blvd. (P.O. Box 327)
Villa Park, IL 60181



which, with the property hereinafter described, is referred to herein as the "premises,"

TOGETHER with all improvements, tenements, covenants, fixtures, and appurtenances thereto belonging, and all rents, issues and profits thereof, 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, mator 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 terms 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.

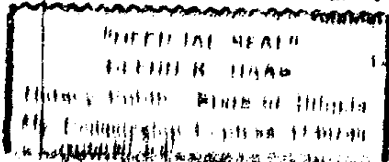
WITNESS the hand and seal of Mortgagors the day and year first above written.

Jack Robinson [SEAL] Caroline R. Robinson [SEAL]
Jack Robinson Caroline R. Robinson

STATE OF ILLINOIS

County of DuPage } I, GLENN R. HAAS, a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT JACK ROBINSON and CAROLINE R. ROBINSON, His Wife

who ARE personally known to me to be the same person as 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



UNOFFICIAL COPY

Bellevue, IL 60104

PLACE IN RECORDER'S OFFICE BOX NUMBER

Villa Park, IL 60111

P.O. Box 327

Glenn R. Haas, Esq.

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

771981

CHICAGO TITLE AND TRUST COMPANY,
By *Ms. H. M. ...*
Assistant Secretary/Assistant Vice-President

FOR THE PROTECTION OF BOTH THE BORROWER AND
TRUST DEED SHOULD BE IDENTIFIED BY CHICAGO TITLE
AND TRUST COMPANY, TRUSTEE, BEFORE THE TRUST
DEED IS FILED FOR RECORD.

1. Mortgages shall be registered on the principal and the principal shall be...
2. Mortgages shall pay before any general taxes and shall pay special taxes, sewer charges, water charges, sewer...
3. Mortgages shall pay in full under protest, in the manner provided by statute, any tax...
4. In case of default thereon, trustee or holder of the note may, but need not, make any payment or perform any act heretofore...
5. The Trustee or holder of the note hereby secured making any payment hereby authorized relating to taxes or assessments, may do...
6. Mortgages shall pay each term of indebtedness hereon mentioned, both principal and interest, when due according to the term hereon...
7. When the indebtedness hereby secured shall become due whether by acceleration or otherwise, holders of the note or Trustee shall have...
8. The proceeds of any foreclosure sale of the premises shall be distributed and applied in the following order of priority: First, on account...
9. Upon or at any time after the filing of a bill to foreclose, the court in which such bill is filed may appoint a receiver of...
10. No action for the enforcement of the lien or of any provision hereof shall be subject to any defense which would not be good and...
11. Trustee or holder of the note shall have the right to inspect the premises at all reasonable times and access thereto shall be...
12. Trustee has no duty to examine the title, location, existence or condition of the premises or to inquire into the validity of the...
13. Trustee shall release this trust deed and the lien thereon by proper instrument upon presentation of satisfactory evidence that all...
14. Trustee may reassign by instrument in writing filed in the office of the Recorder or Registrar of Deeds of the county in which the...
15. This Trust Deed and all provisions hereof, shall extend to and be binding upon Mortgagees and all persons claiming under or through...
16. Before releasing this trust deed, Trustee or successor shall receive for its services a fee as determined by its rate schedule in effect when...
17. The provisions of the "Trust and Trustee Act" of the State of Illinois shall be applicable to this trust deed.

771981