

UNOFFICIAL COPY



TRUST DEED

92884664

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THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INSTRUMENT, made July 23 1992, between

Hipolito Arroyo and Ana Arroyo

DEPT-01 RECORDING

T#3333 TRAN 8982 11/24/92 13:25:00

DEPT-01 RECORDING *92-884664
COOK COUNTY RECORDER

herein referred to as "Mortgagors,"

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

Seven thousand seven hundred forty and no/100ths (\$7,740.00) 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 ^{which} from July 23, 1992 ~~with balance of principal remaining from time to time~~ ^{and} of 12% add on ^{percent per annum in installments (including principal and interest) as follows:}

(Commercial Loan which includes financing charges)

Two hundred fifteen and no/100ths (\$215.00) Dollars on the 1st day of November 1992 and Two hundred fifteen and no/100ths Dollars 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 * 1995

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 shall not be paid when due shall bear a charge in amount of \$25.00 per month 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 Astro Realty, Inc. in said City, 4301 N. Damen Ave., Chicago, IL 60618

NOW, THEREFORE, the Mortgagors do warrant 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 of the estate, right, title and interest therein, situate, lying and being in the City of Chicago COUNTY OF Cook AND STATE OF ILLINOIS.

* ADDENDUM ATTACHED FOR ADDITIONAL TERMS

Legal description: Lot 5 in Block 3 in Beebees Subdivision of East 1/2 of the Northeast 1/4 (except 5 acres in Northeast corner thereof) of Section 2, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois. P.T.N. 16-02-106-026; Address of Property: 1518 N. Monticello, Chgo, IL 60651

In the event of the sale, assignment or transfer of all or any portion of the title to the property described above from the makers hereof to a third party or parties the entire principal balance then due under the Note secured by this Trust Deed shall at the option of the payee immediately become due and payable.

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 used to supply heat, gas, air conditioning, water, light, power, refrigeration (all other single units or centrally controlled), and ventilation, including (without restricting the foregoing), screens, window shades, storm doors and windows, floor coverings, water beds, swings, stoves and water heaters. All of the foregoing are declared to be a part of said real estate, and are physically attached thereto or not, and it is agreed that all similar apparatus, equipment or articles hereafter placed on the premises by the mortgagors shall be an accretion to the premises and 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 terms 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.
Hipolito Arroyo [SEAL] Ana Arroyo [SEAL]

STATE OF ILLINOIS,)
County of Cook) ss. June General
Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT
Hipolito Arroyo and Ana Arroyo

My Commission Expires 2-28-95
Notary Public, State of Illinois
June General
My Commission Expires 2-28-95
hand and Notarial Seal this 23rd day of July, 1992

June General Notary Public

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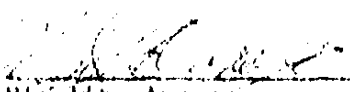
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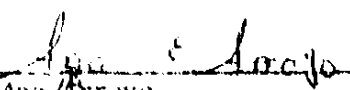
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ADDENDUM TO TRUST DEED AND NOTE DATED JULY 23, 1992
PERTAINING TO PROPERTY COMMONLY KNOWN AS 1518 N.
MONTICELLO, CHICAGO, ILLINOIS. SIGNED BY HIPOLITO
ARROYO AND ANA/ARROYO, HIS WIFE

1. If Note is paid between day one (1) and day twenty-nine (29) the amount to pay off is \$5500.00
2. 1st payment due 30 days after closing in the amount of \$215.00
3. If Note is paid between 31 days and 59th day after closing, amount due for payoff is \$5500.00
4. On sixtieth (60) day after closing Note terms become the following:
 - a. amount: \$7,740.00
 - b. term: 36 months
 - c. interest: 12% per annum
 - d. payment: \$215.00


Hipolito Arroyo


Ana Arroyo

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