

# UNOFFICIAL COPY



TRUST DEED

92081877

769278

CTTC 7

THE ABOVE SPACE FOR RECORDER'S USE ONLY

DEPT-01 RECORDING \$25.50  
741111 GRAN 0112 02/16/92 13:44:00  
92477 \* 92-084877  
COOK COUNTY RECORDER

THIS INDENTURE, made JANUARY 16, 19 92, between DON SUSINKA, 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 Instalment Note hereinafter described, said legal holder or holders being herein referred to as Holders of the Note, in the principal sum of

ONE HUNDRED THIRTY THREE THOUSAND NINETY FOUR and 61/100----- Dollars,

evidenced by one certain Instalment Note of the Mortgagors of even date herewith, made payable to THE ORDER OF BEARER HOWARD E. WILLIAMS and JAYE J. WILLIAMS, his Wife, as Joint Tenants,

and delivered, and by which said Note the Mortgagors promise to pay the said principal sum and interest from FEBRUARY 1, 1992 on the balance of principal remaining from time to time unpaid at the rate of NINE (9) percent per annum in instalments (including principal and interest) as follows:

ONE THOUSAND ONE HUNDRED SIXTEEN and 93/100\*\*\*\* Dollars or more on the 1st day of February 19 92 and ONE THOUSAND ONE HUNDRED SIXTEEN and 93/100\*\* 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 January 2017. 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 TEN (10) per annum, and all of said principal and interest being made payable at such banking house or trust company in MeRose 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 the Trustee.

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 RIVER GROVE COUNTY OF COOK AND STATE OF ILLINOIS, to wit:

LOTS 2, 3 AND 4 IN N. TRUMBULL'S BELDEN AVENUE SUBDIVISION OF THE EAST 1/2 OF THE SOUTH 330 FEET ON THE NORTH 660 FEET OF THE NORTH WEST 1/4 OF THE NORTH WEST 1/4 (EXCEPT THE SOUTH 150 FEET OF THE NORTH 480 FEET OF THE EAST 1/2 OF THE NORTH WEST 1/4) OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P. I. N. : 12-35-102-025-0000 COMMON ADDRESS: 2300 North River Road 92081877  
12-35-102-026-0000 River Grove, IL 60171  
12-35-102-027-0000

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 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, AND RIDER, 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 ] DON SUSINKA [ SEAL ]  
\_\_\_\_\_  
[ SEAL ] [ SEAL ]

STATE OF ILLINOIS, I, \_\_\_\_\_, a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT DON SUSINKA, a Bachelor,

County of COOK

who is personally known to me to be the same person \_\_\_\_\_ whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he has signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

OFFICIAL SEAL  
SALLY CARTER  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 2/20/94

Given under my hand and Notarial Seal this 24th day of Jan. 1992.  
Sally Carter Notary Public

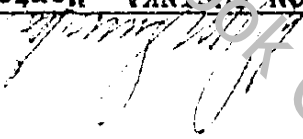


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DON SUSINKA, Mortgagor



17. If the Mortgagor shall cause of permit the transfer of any legal or equitable interest in the real estate which is described in this Trust Deed or enter into any contract for the sale of said real estate or any part thereof, the Mortgagor or his agent may at said Mortgagor's agent's option, without prior notice, declare the then remaining principal balance of this Note immediately due and payable. Mortgages may place his interest in Trust with himself as Beneficiary.

RIDER TO TRUST DEED (CTTC 7)  
BETWEEN  
DON SUSINKA (MORTGAGOR) AND  
CHICAGO TITLE AND TRUST COMPANY (TRUSTEE)  
DATED JANUARY 16, 1992.

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