



TRUST DEED

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THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made 11th day of August 19 93, between WILLIAM RANSOM, Sr. of Chicago, Illinois

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

Twenty-One Thousand and no/100s (\$21,000.00) -----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 and interest from August 11, 1993 on the balance of principal remaining from time to time unpaid at the rate of 10% per cent per annum in instalments (including principal and interest) as follows:

Four Hundred Forty-Six and 19/100s (\$446.19) ----- Dollars or more on the 1st day of October 19 93 and Four Hundred Forty-Six and 19/100s (\$446.19 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 September, 1998 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 10% 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 ELOYSE CARNEY in said City, Chicago, County of Cook, State of Illinois

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 City of Chicago COUNTY OF COOK AND STATE OF ILLINOIS, to wit:

LOTS 25 AND 26 AND THE VACATED ALLEY WEST AND ADJOINING LOT 26 AND THE SOUTH HALF OF THE EAST AND WEST VACATED ALLEY NORTH AND ADJOINING LOT 26 AND THE WEST LINE OF LOT 26 PRODUCED WEST 16 FEET IN BLOCK 2 IN HORTON'S SUBDIVISION OF THE NORTH HALF OF LOT 58 AND ALL OF LOT 55 IN SCHOOL TRUSTEES SUBDIVISION OF SECTION 16, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

ALSO:

THAT PART OF WEST 110TH STREET VACATED LYING BETWEEN LOT 25 IN BLOCK 2 AND LOT 22 IN BLOCK 3 IN HORTON'S SUBDIVISION AFORESAID, IN COOK COUNTY, ILLINOIS

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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, unador 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. 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.

William H. Ransom Sr. (SEAL) (SEAL)

STATE OF ILLINOIS,

I, ROSE ZAWACKI

SS.

a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT William Ransom

County of Cook

who is personally known to me to be the same person whose name he subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that "OFFICIAL SEAL" he signed, sealed and delivered the said instrument as his free and

Rose Zawacki voluntary act for the uses and purposes therein set forth.

Notary Public in and for the State of Illinois My Commission Expires 9/5/93 Given under my hand and Notarial Seal this 11th day of August 1993

Notarial Seal

Notary Public

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RIDER TO TRUST DEED DATED AUGUST 11, 1993 BY AND BETWEEN
WILLIAM RANSOM AND CHICAGO TITLE AND TRUST COMPANY AS TRUSTEE

1. That William Ransom shall deposit one-twelfth of the yearly taxes with ELOYSE CARNEY as and for a Real Estate Tax Escrow. That said payment shall be made to ELOYSE CARNEY on the first day of each month along with the monthly payment of Principal and Interest. That should the Tax Escrow be inadequate to pay the Real Estate Taxes, Purchaser shall be given Thirty (30) days Notice prior to the date the taxes are due to deposit with ELOYSE CARNEY the sums of money to pay the taxes.
2. That William Ransom shall deposit one twelfth of the yearly insurance premium with ELOYSE CARNEY as and for an Insurance Escrow. That said payment shall be made to ELOYSE CARNEY on the first day of each month along with the monthly payment of Principal and Interest. That should the Insurance Escrow be inadequate to pay the Insurance Policy, Purchaser shall be given Thirty (30) days Notice prior to the date the insurance is due to deposit with ELOYSE CARNEY the sums of money to pay the insurance.
3. Failure to cure the deficiency in the tax or insurance escrow upon such written demand shall be deemed a Default.

William H. Ransom, Jr.

WILLIAM H. RANSOM, JR.

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