

775205
TRUST DEED

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THIS INSTRUMENT PREPARED
BY: ELIZABETH URIBE
1913 S CARPENTER ST.
CHICAGO, IL 60608

THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made AUGUST 19,
AND DAWN D FALKOVITZ

1993, between JOSEPH N FALKOVITZ

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 Note hereinafter described, said legal holder or holders being herein referred to as "Holders of the Note," NINE THOUSAND SIXTY FIVE DOLLARS AND NO CENTS

- in the Total of Payments of \$ 9065.00
 in the Principal Amount of Loan of \$, together with interest on unpaid balances of the Principal Amount of Loan at the Agreed Rate of Finance Charge Per Year set forth in the Note,

evidenced by one certain Note of the Mortgagors of even date herewith, made payable to THE ORDER OF BEARER, the last payment to fall due on SEPTEMBER 24, 1996. It is the intention hereof to secure the payment of the total indebtedness of Mortgagors to the Holders of the Note, within the limits prescribed herein.

NOW, THEREFORE, the Mortgagors to secure the payment of the said indebtedness in accordance with the terms, provisions and limitations of this trust deed, and also to secure the repayment of any and all future advances and sums of money which may from time to time hereafter be advanced or loaned to Mortgagors by the Holders of the Note, provided however, that the principal amount of the outstanding indebtedness owing to the Holders of the Note by Mortgagors at any one time shall not exceed the sum of \$200,000.00, and also to secure 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 COUNTY OF COOK

AND STATE OF ILLINOIS, to wit:

LOT 16 AND THE SOUTH 1/2 OF LOT 16 IN BLOCK 1 IN NORTH SIDE REALTY COMPANY'S DEMPSTER "L" TERMINAL FIFTH ADDITION, A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 28, 1925 AS DOCUMENT NUMBER 9019508 IN COOK COUNTY, ILLINOIS.

PIN:10-16-301-042

Mortgagors
Mortgagory PAYMENT.

DEPT 61 RECORDINGS

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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 primarily and on a parity with said real estate and not secondarily) and all apparatus, equipment or articles now or hereafter thereto 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, 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 hereinafter 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 Election Law 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 hands _____ and seal S _____ of Mortgagors the day and year first above written.
Joseph N Falkovitz (SEAL) *Jawn D Falkovitz* (SEAL)
 JOSEPH N FALKOVITZ *Jawn D Falkovitz* (SEAL) *Sandi Taich* (SEAL)

STATE OF ILLINOIS }
County of COOK _____ } SS.

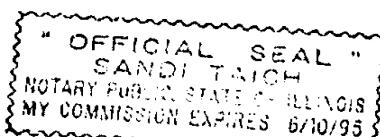
I, SANDI TAICH
a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY
THAT JOSEPH N FALKOVITZ AND DAWN D FALKOVITZ

who ARE personally known to me to be the same persons 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 uses and purposes therein set forth.

Given under my hand and Notarial Seal this 19TH day of AUGUST 1993

Sandi Taich Notary Public

Notarial Seal



2350

UNOFFICIAL COPY

FOR RECORDS INDEX PURPOSES
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE

CHICAGO TITLE AND TRUST COMPANY

Identifying Number	276-105
CHICAGO TITLE AND TRUST COMPANY <i>(Signature)</i>	
<i>(Signature)</i>	

or assessments which drugstores may desire to control. 3. Drugstores should keep track of all purchases made by their patients in medical institutions now or before they leave to have this loan so treated) under policies providing for permanent injunctions against future purchases of food and drugs, where the lender is required by law to do so. 4. In case of default, title to the specific items of expenditure can be held by the holder of the note, such rights to be evidenced by the standard mortgage clause to be attached to each policy, and shall devolve to the beneficiary of the note, under insurance policies payable in case of loss or damage, to the trustee of the trust created for the benefit of the note holder of the note, and shall devolve to the specific items of expenditure.

1. Mortgagors shall (a) promptly pay all debts due to the holder of the promissory notes now or hereafter issued by the mortgagors; (b) keep said premises in good condition and repair; without waste or damage, so far as the holder deems necessary, subordinated to the lien hereof; (c) pay when due any indebtedness which may be accrued by reason of clauses of the loan now expressedly subordinated to the lien hereof; (d) complete prompt delivery of all documents or instruments of title held by the holder in respect of the property mortgaged by the mortgagors; (e) furnish to the trustee of the promissory notes or to the holder of the notes, and upon request, a reasonable affidavit concerning the true facts of the transaction giving rise to the promissory notes; (f) comply with all reasonable requirements of law or custom relating to the use of such property for the purpose of the promissory notes; (g) make no material alterations in said premises except by written consent of the holder; (h) make no lease or sublease of said premises; (i) make no assignment of said premises except by written consent of the holder; (j) make no sale or transfer of said premises; (k) make no conveyance of said premises to the holder; (l) make no assignment of the title to the property mortgaged; (m) make no transfer of the title to the property mortgaged; (n) make no transfer of the title to the property mortgaged; (o) make no transfer of the title to the property mortgaged; (p) make no transfer of the title to the property mortgaged; (q) make no transfer of the title to the property mortgaged; (r) make no transfer of the title to the property mortgaged; (s) make no transfer of the title to the property mortgaged; (t) make no transfer of the title to the property mortgaged; (u) make no transfer of the title to the property mortgaged; (v) make no transfer of the title to the property mortgaged; (w) make no transfer of the title to the property mortgaged; (x) make no transfer of the title to the property mortgaged; (y) make no transfer of the title to the property mortgaged; (z) make no transfer of the title to the property mortgaged.