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93787994

TRUST DEED

776814

CTTC 13

THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made SEPTEMBER 29, 1993, between MICHELE MEAUX, A SPINSTER

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 FIFTEEN THOUSAND ONE HUNDRED EIGHTEEN AND 39/100

Dollars,

evidenced by one certain Instalment Note of the Mortgagors of even date herewith, made payable as stated therein

and delivered, in and by which said Note the Mortgagors promise to pay the sum of \$115118.39 including interest in installments as follows:

ONE THOUSAND SEVEN HUNDRED TWENTY-SEVEN AND 00/100 Dollars or more on the 5TH day of NOVEMBER 1993, and ONE THOUSAND SEVEN HUNDRED TWENTY-SEVEN Dollars or more on the same 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 5TH day of OCTOBER 1998.

NOW, THEREFORE, the Mortgagors to secure the payment of the said sum of money 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:

PARCEL 1: LOT 11 AND LOT 12 (EXCEPT THE NORTH 5 FEET THEREOF) IN BLOCK 34 IN SUBDIVISION OF THAT PART OF SOUTH 1/2 OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF CHICAGO ROCK ISLAND AND PACIFIC RAILROAD IN COOK COUNTY, ILLINOIS.

PARCEL 2: UNIT 806 IN THE TWO EAST OAK CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATES: PART OF BLOCK 6 IN THE SUBDIVISION BY THE COMMISSIONERS OF THE ILLINOIS AND MICHIGAN CANAL OF THE SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25035273 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 3: EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 2, AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT 24889082, IN COOK COUNTY, ILLINOIS.

P.I.N: 25-05-324-030 (PARCEL 1) 17-03-203-009-1155 (PARCELS 2 & 3)

COMMON ADDRESS: 9442-44 SOUTH JUSTINE STREET, CHICAGO, IL (PARCEL 1) 2 EAST OAK STREET, UNIT 806, CHICAGO, IL (PARCELS 2 & 3)

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. 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.

93787994

Michele Meaux | SEAL | [ SEAL ] (MICHELE MEAUX) | SEAL | [ SEAL ]

STATE OF ILLINOIS,

LORI ESLINGER

County of COOK

SS.

a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT MICHELE MEAUX, A SPINSTER

OFFICIAL SEAL who is LORI ESLINGER NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 4-17-96

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

Given under my hand and Notarial Seal this 29TH day of SEPTEMBER 19 93

Notarial Seal

L. Eslinger

Notary Public

UNOFFICIAL COPY

PLACE IN RECORDER'S OFFICE BOX NUMBER

MAIL TO:

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

CHICAGO TITLE AND TRUST COMPANY, Identification No. 776814

IMPORTANT: LENDER THE INSTALLMENT NOTE SECURED BY THIS TRUST DEED SHOULD BE IDENTIFIED BY CHICAGO TITLE AND TRUST COMPANY, TRUSTEE, BEFORE THE TRUST DEED IS FILED FOR RECORD.

PREPARED BY: SHARON SCHUSTER, P.O. BOX 95625, HOFFMAN ESTATES, IL 60195

DEPT-01 RECORDING \$23.00
T50000 TRAN 4161 10/01/93 12:21:00
48/27 \$ \*-93-787994
COOK COUNTY RECORDER

THE GOVERNANTS, CONDITIONS AND PROVISIONS REFERRED TO ON PAGE 1 THE REVERSE SIDE OF THIS TRUST DEED:
1. Mortgages shall promptly repair, restore or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or be destroyed...
2. Mortgages shall pay before any general tax, special taxes, special assessments, water charges, sewer charges...
3. Mortgages shall pay before any general tax, special taxes, special assessments, water charges, sewer charges...
4. Mortgages shall pay each item of indebtedness herein mentioned, when due according to the terms hereof...
5. When the indebtedness hereby secured shall become due...
6. The proceeds of any foreclosure sale of the premises shall be distributed and applied in the following order of priority...
7. Upon or at any time after the filing of a bill to foreclose this trust deed, the court in which such bill is filed may appoint a receiver...
8. No action for the enforcement of the lien hereof shall be subject to any defense which would not be good and available to the party interposing same in an action at law upon the note hereby secured...
9. Trustee or the holders of the note shall have the right to inspect the premises at all reasonable times and access thereto shall be permitted for that purpose...
10. Trustee has no duty to examine the title, local or, existence or condition of the premises, or to inquire into the validity of the signatures or the identity, capacity, or authority of the signers of the note or of omissions hereunder...
11. Trustee shall release this trust deed and the lien thereof...
12. Trustee may resign by instrument in writing filed in the office of the Recorder of Deeds of the county in which the premises are situated...
13. This Trust Deed and all provisions hereof, shall extend to and be binding upon Mortgages and all persons claiming under or through hereafter Trustee...
14. Before releasing this trust deed, Trustee or successor shall receive for its services a fee as determined by its rate schedule in effect when the release deed is issued...
15. The provisions of the "Trust And Trustee Act" of the State of Illinois shall be applicable to this trust deed.

Property of Cook County Recorder

93-787994