



UNOFFICIAL COPY

TRUST DEED

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CTTC 7

THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made September 2, 19 92, between Dwayne P. Sandifer, being Single and Never Married,

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

Eleven Thousand Three Hundred Thirty-Five and no/100ths (\$11,335.00) Dollars, evidenced by one certain Installment Note of the Mortgagors of even date herewith, made payable to THE ORDER OF BEARER

and delivered, and by which said Note the Mortgagors promise to pay the said principal sum and interest from September 2, 1992 on the balance of principal remaining from time to time unpaid at the rate of 12.5 percent per annum in installments (including principal and interest) as follows:

The Mortgagors shall pay Five and no/100ths (\$225.00) Dollars or more on the 2nd day of September 1992 and Two Hundred Twenty-Five and no/100ths Dollars or more on the 1st day of each month thereafter until said note is fully paid. 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 installment unless paid when due shall bear interest at the rate of 12.5 percent 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 Midwest Real Estate Investment Company in said City.

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 intentions of this trust deed, and the performance of the covenants and agreements herein contained, by the Mortgagors to be performed, and in consideration of the sum of One Dollar in hand paid, the receipt whereof is hereby acknowledged, do by these presents GRANT 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, being and being in the City of Chicago, COUNTY OF COOK AND STATE OF ILLINOIS, to wit:

Lot 42 in Subdivision of the West 5 Acres of the East 10 Acres of that part lying North of the Centerline of Ogden Avenue of the North West 1/4 of Section 27, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

25.50

Permanent Real Estate Index No.: 16-27-102-04

DEPT-01 RECORDING 12222 TRAN 9069 09/24/92 10:13:00 1907 4 A *92-708934 COOK COUNTY RECORDER

Address of Property: 2355 South Kenneth, Chicago, IL

Mortgagor shall have the right to prepay any amount or all of principal at any time without penalty.

This document prepared by Laura A. Gray, 77 W. Washington St., Chicago, IL 60602

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 or 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, now in, on 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.

Dwayne P. Sandifer [SEAL] Dwayne P. Sandifer [SEAL]

STATE OF ILLINOIS, I, the undersigned, a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT Dwayne P. Sandifer, single and never married,

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 PETER M. FRAME he signed, sealed and delivered the said instrument as his free and NOTARY PUBLIC, STATE OF ILLINOIS, for the uses and purposes therein set forth.

MY COMMISSION EXPIRES 1/15/96 under my hand and Notarial Seal this 2nd day of September 19 92

Notarial Seal [Signature] Notary Public

This document has been rerecorded to correct the property address and the "mail to" address

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Handwritten initials/signature

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RIDER A TO TRUST DEED DATED THIS 2nd DAY OF September 1992, BY AND BETWEEN
Midwest Real Estate Investment Company, AS SELLER, AND Dwayne P. Sandifer
, AS PURCHASER.

17. In the event that Mortgagor shall assign his/her interest in the real estate described herein, whether by sale, gift or any other means whatsoever, without the prior written consent of the holder of the Note secured by this Trust Deed, the entire indebtedness may, at the option of the holder of the Note secured by this Trust Deed, be declared immediately due and payable without notice. No transfer of Mortgagor's rights, without the prior written consent of the holder of the Note secured by this Trust Deed, and no extension of time for payment or other indulgence after such transfer or assignment shall operate to release or discharge Mortgagor, it being agreed that the liability of the Mortgagor shall continue as principal until all obligations secured by this Trust Deed are hereby paid, and performed, in full, notwithstanding any transfer of Mortgagor's rights, extension of time, or other indulgence to the transferee, or other act which might constitute a discharge of surety.

Dwayne P. Sandifer
Dwayne P. Sandifer

Property of Cook County Clerk's Office

: DEPT-01 RECORDING 925.50
: T4444 TRAN 3763 02/05/93 13:28:00
: 4990 * *-93-096510
: COOK COUNTY RECORDER

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Property of Cook County Clerk's Office

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02/11/2010