

UNOFFICIAL COPY



TRUST DEED

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CTTC 7

THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made June 30 1994, between
JUAN MARTIN MARRIED TO ALICIA MARTIN

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, and legal holder or holders being herein referred to as Holders of the Note, in the principal sum of

SIXTY THOUSAND DOLLARS (\$ 60,000)

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 6/30/1994 on the balance of principal remaining from time to time unpaid at the rate of Nine percent per annum in instalments (including principal and interest) as follows:

Six Hundred Thirteen and 03/00

Dollars or more on the 30th day

of July, 1994, and Six Hundred Thirteen and 03/00 Dollars or more on the 30th 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 30th day of July, 1995. 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 percent per annum, and all of said principal and interest being made payable at such banking house or trust company in Cook County 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 as directed by holder 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 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:

Lot 2 in Block 3 in Dickey and Baker's Subdivision of that part of the West 1/2 of the East 1/2 of the Northwest 1/4 of Section 33, Township 40 North, Range 13 East of the Third Principal Meridian lying North of Center Line of Grand Avenue in Cook County, Il.

Address: 2257 North Long, Chicago
INDEX NUMBER: 13-33-105-002

THIS IS NOT HOMESTEAD PROPERTY.

DEPT-01 RECORDING \$23.50
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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 in a parity with said real estate and not secondarily) and all apparatus, equipment or articles now or hereafter therein or thereon 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, ladder 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 a 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.

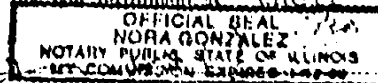
WITNESS the hand and seal of Mortgagors the day and year first above written.

Juan Martin [SEAL] [SEAL]
[SEAL] [SEAL]

STATE OF ILLINOIS, I, the undersigned
County of Cook } SS. a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY
THAT Juan Martin married to Alicia Martin

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

Given under my hand and Notarial Seal this 30th day of June, 1994.



PREPARED BY:

Nora Gonzalez 5912 W. Cicero Road, Chicago, IL 60650

S1404393B

SAS - A DIVISION OF INTERCOUNTY

Martin

935DR

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60 DOUGLASS COURT SUITE 1100 CHICAGO ILL 60621

MAIL TO: L. PEAR

FOR RECORDING AND PURPOSES
PLEASE STAMP ABOVE

CHICAGO TITLE AND TRUST COMPANY
Identification No. 280548

FOR THE RECORD OF BOTH THE BORROWER AND
LENDER IN CONNECTION WITH THE CHICAGO TITLE
TRUST OF EIGHTH AND TENTH STREETS, CHICAGO ILLINOIS
AND TRUST COMPANY, TRUSTEE, BEFORE THE TRUST
OFFICE IN CHICAGO, ILLINOIS



1. Mortgages shall be paid in full by the mortgagor or its successors in interest...
2. Mortgages shall be paid in full by the mortgagor or its successors in interest...
3. Mortgages shall be paid in full by the mortgagor or its successors in interest...
4. The Trustee shall be authorized to execute any instrument...
5. The Trustee shall be authorized to execute any instrument...
6. Mortgages shall be paid in full by the mortgagor or its successors in interest...
7. When the mortgage is paid in full...
8. The proceeds of any foreclosure sale...
9. Upon or at any time after the filing of a bill to foreclose...
10. No action for the enforcement of the lien of any provision hereof...
11. The Trustee or the holders of the note shall have the right to inspect...
12. The Trustee has no duty to examine the title, location, existence or condition...
13. The Trustee shall deliver to the mortgagor...
14. The Trustee may execute any instrument...
15. The Trustee shall execute any instrument...
16. The Trustee shall execute any instrument...
17. The Trustee shall execute any instrument...
18. The Trustee shall execute any instrument...
19. The Trustee shall execute any instrument...
20. The Trustee shall execute any instrument...

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