



UNOFFICIAL COPY

TRUST DEED

95098259

CITG/

THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made December 21 19 94, between Kam Wong and Tang Wong

herein referred to as "Mortgagors," and Bernard Rosenfeld 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 three thousand two hundred ten and no/100ths-----(\$23,210.00)----- 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 December 21, 1994 on the balance of principal remaining from time to time unpaid at the rate of 8 1/2% per cent per annum (including principal and interest) as follows:

Twenty three thousand two hundred ten and no/100ths----- Dollars or more on the 30th day of NOV 19 94 and ... Dollars or more on the ... day of each ... 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 8 1/2% add on 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 Astro Realty, Inc., 4301 N. Damen in said City, Chicago, IL 60618

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 \$23,210.00 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:

Legal Description: Lot 19 in Block 19 in Holstein, a subdivision of the West 1/2 of the Northwest 1/4 of Section 31, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois P.T.N. 14-31-137-019-0000 Address of Property: 2225 W. McLean, Chgo, IL

In the event of the sale, assignment or transfer of all or any portion of the title to the property described above from the makers hereof to a third party or parties, the entire principal balance then due under the Note secured by this Trust Deed shall at the option of payee immediately become due and payable.

*If the final payment is not paid when due, there will be additional interest in the amount of 10% per annum added monthly which will compound with the addition of each delinquent payment.

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. Kam Wong (SEAL) Tang Wong (SEAL)

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STATE OF ILLINOIS, I, Dieter G. Kueppers, a Notary Public in and for and residing in said County, in the State aforesaid, County of Cook THAT Kam Wong and Tang Wong

RECORDING 23.00 MAILINGS 0.50 02/08/95 0009 MCH 9:52

who personally known to me to be the same person as whose name 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 21st day of December 19 94. Notary Public

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