

95306442

UNOFFICIAL COPY



TRUST DEED  
784853

DEPT-01 RECORDING \$23.50  
182777 TRAM 1223 05/10/95 09:43:00  
DEPT-10 PENALTY \$20.00

CTTC /

THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INSTRUMENT, made January 18, 1995, between Tito Vargas, Efrain Rameriz and Jose Romero,

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 holder or 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 \$

Fifteen Thousand (\$15,000.00) 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 January 18, 1995 on the balance of principal remaining from time to time unpaid at the rate of 10 1/2% per cent per annum in instalments (including principal and interest) as follows:

One Thousand, Three Hundred, Sixteen & 27/100 Dollars on the 1st day of March 1995, and One Thousand, Three Hundred, Sixteen & 27/100 Dollars, 316.27, on the 1st 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 1st day of February 1996

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 1/2% per annum, and all of said principal and interest being made payable at such banking house or trust company in Altamonte Springs, Florida, 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 Henry Espinosa 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 3 in Block 9 in Shipman, Bill and Merrill's Subdivision of the East 1/2 of the North East 1/4 of Section 35, Township 40 North, Range 13, East of the Third Principal Meridian.

PIN: 13-35-224-005

Property Address: 3309-3315 West Palmer Avenue, Chicago, Illinois, 60647

Document Prepared By: Milton A. Tornhelm, 221 N. LaSalle St., Chicago, Ill., 60601

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, electricity, power, refrigeration (whether single unit or centrally controlled), and ventilation, including (without restricting the foregoing), screens, window shades, storm doors and windows, floor coverings, inlaid 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 on 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.

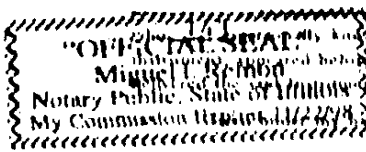
WITNESS the hand and seal of Mortgagors the day and year first above written

[Signatures of Jose Romero, Efrain Rameriz, and Tito Vargas]

STATE OF ILLINOIS

County of Cook

Miguel L. Rejon, Notary Public in and for Cook County in said County, in the State aforesaid DO HEREBY CERTIFY THAT Tito Vargas, Efrain Rameriz and Jose Romero



My Commission Expires 11/22/98, 18th day of JANUARY, 1995, Miguel L. Rejon, Notary Public

95306442

23.50  
20.00  
43.50

