

UNOFFICIAL COPY

TRUST DEED

CTTC Trust Deed 7
 Individual Mortgagor
 One Instalment Note Interest Included in Payment
 USE WITH CTTC NOTE 7
 Form 807 R.1/95

96939948

784702

DEPT-01 RECORDING \$27.50
 T40010 TRAN 6781 12/12/96 15:51:00
 45733 : C.J. *-96-939948
 COOK COUNTY RECORDER

This trust deed consists of four pages (2 sheets 2 sides). The covenants, conditions and provisions appearing on subsequent pages are incorporated herein by reference and are a part hereof and shall be binding on the mortgagors, their heirs, successors and assigns.

THIS INDENTURE, made September 15, 1996, between JAMES T. MORGAN and ELIZABETH K. MORGAN, his wife

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 21

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 Notes, in the Total Principal Sum of Twenty-Four Thousand ~~Four~~ and No/100ths (\$24,000.00) DOLLARS, evidence by one certain

Installment 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 September 15th, 1996, on the balance of principal remaining from time to time unpaid at the rate of 8% per cent per annum in installments (including principal and interest) as follows: \$229.36 Dollars or more on the 15th day of September 1996 and *\$229.36 * Dollars or more on the 15th 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 15th day of August 19 2011. 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 each installment unless paid when due shall result in liquidated damages of:

1. ~~\$~~ PER LATE PAYMENT, or
2. 5-% PERCENT OF THE TOTAL MONTHLY PAYMENT, or
3. ~~NO LIQUIDATED DAMAGES FOR LATE PAYMENT,~~

and all of said principal and interest being made payable at such banking house or trust company in Chicago, Illinois, as holders of the notes may, from time to time, in writing appoint, and in the absence of such appointment, then at the office of Gary B. Bruin and Pamela M. Bruin, 2202 Truta Drive, Northglenn, CO 80233 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 the consideration of the sum of One Dollar in hand paid, the receipt whereof is hereby acknowledged, does by these presents CONVEY and WARRANT unto the Trustee, its successors and assigns, the following described Real Estate and all of its estate, right, title and interest therein, situate, lying and being in the, COUNTY OF Cook AND STATE OF ILLINOIS, to wit:

LOT 12 IN BLOCK "L" IN ACADEMY ADDITION TO HARVEY A SUBDIVISION OF PART OF SECTION 8 and SECTION 9, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 19, 1891, IN BOOK 48 of PLATS PAGE 42 AS DOCUMENT NO. 1538584 in COOK COUNTY, ILLINOIS.

PLN NO.: 29-09-112-011

Commonly known as: 428 E. Calumet Blvd, Harvey, IL 60426

96939948

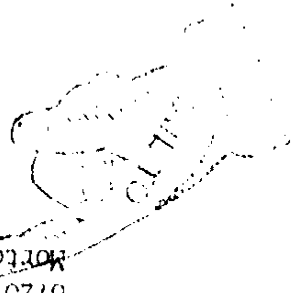
UNOFFICIAL COPY

Harvey, IL 60426

428 E. Calumet Blvd

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

Marc S. Porter
8720 Ferris Avenue
Morton Grove, IL 60053



[] Recorders Box 333

CTTC Trust Deed 7, Individual Mortgagor One Instalment Note Interest Included in Payment, Use with CTTC Note 7, Form 807 R.1/95

Property of Cook County Clerk's Office

BY [Signature]
Assistant Vice President, Assistant Secretary,
CHICAGO TITLE AND TRUST COMPANY, TRUSTEE

Identification No. 7094703

IMPORTANT!
FOR THE PROTECTION OF BOTH
THE BORROWER AND 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.

The provisions of the "Trust and Trustees Act" of the State of Illinois shall be applicable to this Trust Deed.

14. Trustee may resign by instrument in writing filed in the office of the Recorder of Titles in which this instrument shall have been recorded or filed. Any Successor in Trust hereunder shall have the identical title, powers and authority as are herein given Trustee.

15. This Trust Deed and all provisions hereof, shall extend to the be binding upon Mortgagors and all persons claiming under or through Mortgagors, and the word "Mortgagors" when used herein shall include all such persons and all persons liable for the payment of the indebtedness or any part thereof, whether or not such persons shall have executed the principal notes or this Trust Deed.

16. 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. Trustee or successor shall be entitled to reasonable compensation for any other act or service performed under any provisions of this trust deed.

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