

UNOFFICIAL COPY

TRUST DEED

(THIS IS A JUNIOR MORTGAGE)

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

96061158

789546

DEPT-01 RECORDING \$27.00
T#0012 TRAN 8828 01/23/96 12:40:00
#9841 # CG #-96-061158
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 December 21, 1995, between

CAPITOL BANK AND TRUST, D/C #12688
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

--ONE HUNDRED THOUSAND DOLLARS--
DOLLARS, evidence by one certain
Installment Note of the Mortgagors of even date herewith, made payable to THE ORDER OF BEARER MELANIE PEREIRA
and delivered, in and by which said Note the Mortgagors promise to pay the said principal sum and interest from
December 21, 1995 on the balance of principal remaining from time to time unpaid at the rate of 12 per cent per
annum in installments (including principal and interest) as follows: \$1,000.00 Dollars or more on the 21st day of
January, 1996, 19, and \$1,000.00 Dollars or more on the 21st day of each
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 21st day of December, 1996, 19. 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. \$ 50.00 PER LATE PAYMENT, or

2. 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
MELANIE PEREIRA, 2644 N. Washtenaw, #2, Chicago, IL 60647 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:

LOTS 1, 2, 3 AND 4 IN BLOCK 7 IN HARRIET FARLIN'S SUBDIVISION OF THE SOUTH 3/4
OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 25, TOWNSHIP 40
NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 2642-44 N. Washtenaw, Chicago, IL 60647.
P.I.N. 13-25-409-012.

96061158

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- In case of a will or trust, it is best to keep the original document safe and confidential. It is important to have a copy of the original document for reference if necessary.
1. Money given to a charitable organization or church may be used for charitable purposes. It can also be used for other charitable purposes, such as food banks, clothing, etc.
2. A gift made to a charitable organization or church may be tax-deductible. However, it may not be tax-deductible if the gift is given to a religious organization that does not meet certain requirements, such as being a registered charity.
3. If you leave your home to a charitable organization, you can give them specific instructions on how to use the money. For example, you can指定 (specify) that the money be used for education, health care, or other charitable purposes.
4. In case of a will or trust, it is best to keep the original document safe and confidential. It is important to have a copy of the original document for reference if necessary.
5. If you leave your home to a charitable organization, you can give them specific instructions on how to use the money. For example, you can指定 (specify) that the money be used for education, health care, or other charitable purposes.
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THE GOVERNOR, CONSTITUTION AND MUSICAL REVOLUTION IN ARK.

RECEIVED MARCH 19	RECORDED MARCH 19	NOTARY PUBLIC	RECORDED MARCH 19	MARCH 19	RECORDED MARCH 19
TUESDAY MARCH 26TH DAY OF DECEMBER 1995					

CHARTON K. CROWLEY

Edward J. Lucas

Sharon K. Crowley

Allies

Edward J. Lucas

By

Diane Mathias
STATE PUBLIC STATE OF ILLINOIS
EX-1995-EXPRESS-002569

ILLINOIS
"OFFICIAL SEAL"

CARTER BANK AND TRUST, CHICAGO, ILLINOIS, AS TRUSTEE AS STATED AND NOT PERSONALLY.

[SEAL]

WITNESSED the same day and year above mentioned that we have read and understood the foregoing.

789546

WITNESSES the same day and year above mentioned that we have read and understood the foregoing.

Edward J. Lucas, Trust Officer
Sharon K. Crowley, Trust Officer
Allies
Edward J. Lucas, Trust Officer
By

CONTRACTS AND CERTIFICATIONS TO BE SIGNED BY THE CONSIDERATION PART OF THE CONTRACT

NOTARY SHALL BE ASSISTED BY THE SECRETARY OF STATE OF ILLINOIS

TO HAVE AND TO HOLD the premises above described unto the testator, his heirs, executors, administrators, successors and assigns, during his/her life and for ever.

IN WITNESS WHEREOF, the testator and the above-named notary public have affixed their signatures and seals and countersigned the foregoing instrument in the presence of each other and in the presence of the undersigned witness, all in the city of Chicago, State of Illinois, on the twenty-fifth day of March, nineteen hundred and ninety-five.

All of the foregoing is declared to be a true and accurate copy of the original instrument, and to be signed and countersigned by the parties thereto.

(Notary Public Seal)

WITNESSED AND SIGNATURED ON THIS THE TWENTY-FIFTH DAY OF MARCH, NINETEEN HUNDRED NINETY-FIVE BY THE NOTARY PUBLIC FOR THE STATE OF ILLINOIS, AS PROVIDED FOR IN THE MUSICAL REVOLUTION IN ARK ACT.

Edward J. Lucas, Trust Officer
Sharon K. Crowley, Trust Officer
Allies
Edward J. Lucas, Trust Officer
By

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(Notary Public Seal)

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

2642-44 N., Washington, Chicago, IL, 60647

ATTORNEY AT LAW
JOHN J. LAC
1535 N. Sheffel Rd.
Chicago, IL, 60622

PURPOSES INSERT STREET
FOR RECORDINGS INDEX
ADDRESS OF ABOVE
PROPERTY OWNER'S NAME

IN MUL TIER AND PREPARED BY:

[] RECORDERS BOX 333

906961155

CITC TRUST DEED, Landlord Mortgagee One lessees whose names are included in the notes with CITC Notes.

The trustee may pay all or part of any sum due hereunder without penalty.
The principal and interest unpaid under the installment Note, together
with accrued interest thereon, shall become due and payable at the place
of payment agreed, at the election of the trustee, upon sale
or transfer of Mortgagor's interest in the premises, including trustee's
attic second interest or otherwise, in the holder of the Note, upon sale
of the beneficial interest of Mortgagor, or trustee, or trustee's
or trustee's heirs, executors, administrators, successors, assigns, or
trustees of any kind, or any other person holding title to the property
described in the Deed.

THE BORROWER AND LENDER
BY John J. LAC
CHICAGO TITLE AND TRUST COMPANY, TRUSTEE
AND TRUST COMPANY, TRUSTEE
BY THIS TRUST DEED SHOULD BE
RECORDED IN THE RECORDS OF THE
BORROWER AND LENDER
AS SOON AS THE RECORDING OF THIS
TRUST DEED IS FILED
AND TRUST COMPANY, TRUSTEE
AND TRUST COMPANY, TRUSTEE
RECORDS THE RECORDING OF THIS
TRUST DEED IS FILED
FOR RECORDS.

789546

The provisions of the "Tennessee Act" of the State of Illinois shall be applicable to this note and

that the trustee may provide for any other deed, trustee or successor shall be entitled compensation for any other act or service performed
in a fiduciary capacity, the trustee or successor shall be entitled to reasonable compensation for any other act or service performed
as a fiduciary or any other fiduciary, whether or not such fiduciary has been authorized by the trustee to effect
any of the powers, and the word "Mortgagor," when used herein shall include the trustee or any other fiduciary
of a fiduciary or any other fiduciary, and all powers, rights and immunities which are the property
of the trustee or any other fiduciary, shall be vested in the trustee or any other fiduciary, and all powers, rights and immunities
which are the property of the trustee or any other fiduciary, shall be vested in the trustee or any other fiduciary.

14. Trustee may manage by subordination in writing that in the order of the holder of the Note or of the Noteholder of this Note in which the Noteholder
shall have been record of the Note. Any successor to the Noteholder shall have the same title, powers and authority as the Noteholder
and the Noteholder shall be bound by the Note.

15. The Note may be paid in full in any amount by the Noteholder in writing that in the order of the Noteholder of the Note or of the Noteholder
who has been record of the Note. Any successor to the Noteholder shall have the same title, powers and authority as the Noteholder
and the Noteholder shall be bound by the Note.