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TRUST DEED



CTTC 7

THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made this 24 day of Dec. 1986, between JEFFREY MORGAN and SHEILA MORGAN, his wife; and JAMES P. MORGAN and ELIZABETH MORGAN, his wife; 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, said legal holder or holders being herein referred to as Holders of the Note, in the principal sum of

SIXTY EIGHT THOUSAND (\$68,000.00) * * * * * 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 December 24th, 1986 on the balance of principal remaining from time to time unpaid at the rate of 10 percent per annum in instalments (including principal and interest) as follows:

EIGHT HUNDRED NINETY EIGHT & 63/100THS (\$898.63) Dollars or more on the 1st day of Feb., 1987 and EIGHT HUNDRED NINETY EIGHT & 63/100ths Dollars or more 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 January, 1992. 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 14 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 STANLEY R. KOY 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 FIVE - - - - - (5)

Block One (1) in Charles N. Louck's Belmont Avenue Subdivision being a Subdivision of the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section 29, Township 40 North, Range 13, East of the Third Principal Meridian.

PTI#13-29-101-020

Address of Property: 6211 W. Belmont Ave., Chicago, Illinois 60634

This instrument was prepared by A. MAXIM PALLASCH, ATTORNEY AT LAW, 137 Milwaukee Ave., Chicago, IL 60630

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 space 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 S and seal S of Mortgagors the day and year first above written

Jeffrey Morgan [SEAL] James P. Morgan [SEAL]
Sheila Morgan [SEAL] Elizabeth Morgan [SEAL]

STATE OF ILLINOIS,

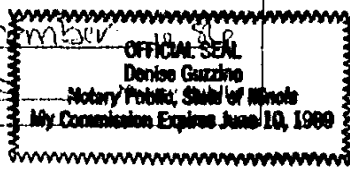
I, Denise Guzzino

SS. a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT JEFFREY MORGAN & SHEILA MORGAN, his wife; and JAMES P. MORGAN & ELIZABETH MORGAN, his wife,

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

Given under my hand and Notarial Seal this 27th day of December

Denise Guzzino



Notarial Seal

In the event the makers hereof sell, transfer or assign any part of their interest secured by this mortgage then the entire unpaid balance shall, at the option of the holder hereof, become due and payable.

NOTE TO

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JUN 22 2009
MAIL ROOM

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FOR THE PROTECTION OF BOTH THE BORROWER AND LENDER THE INSTRUMENT NOTE SECURED BY THIS TRUST DEED SHOULD BE IDENTIFIED BY CHICAGO TITLE AND TRUST COMPANY, TRUSTEE, BEFORE THE TRUST DEED IS FILED FOR RECORD.
71559047
CHICAGO TITLE AND TRUST COMPANY
71559047
ASSISTANT SECRETARY ASSISTANT THE REGISTRAR
FOR RECORDER'S INDEX PURPOSES
LISTEN STREET ADDRESS ABOVE
DESCRIBED PROPERTY HEREIN

1. Mortgages shall (a) promptly repair, restore or rebuild any buildings or improvements now or hereafter damaged or destroyed; (b) keep and premises in good condition and repair, without waste, and free from mechanical defects, and shall...
2. Mortgages shall pay before any general taxes, and shall pay special taxes, special assessments, water charges, sewer duplicate charges, and other charges against the premises when due, and shall, upon written request, furnish to Trustee or to holders of the note...
3. Mortgages shall keep all buildings and improvements now or hereafter situated on said premises insured against loss or damage by fire...
4. In case of default, Trustee or the holders of the note may, but need not, make full or partial payments of principal or interest on other encumbrances, if any, and purchase, discharge, compromise or settle any tax lien or lien or claim thereon...
5. The Trustee or the holders of the note hereby secured from the appropriate public officer without inquiry into the accuracy of such bill...
6. The Trustee or the holders of the note hereby secured shall become a party to the proceedings, including all such liens as are mentioned in the preceding paragraph...
7. The Trustee or the holders of the note hereby secured shall have the right to foreclose the lien hereof, in any suit to foreclose the lien hereof...
8. The proceeds of any foreclosure sale...
9. Upon or at any time after the filing of a bill to foreclose the lien hereof, the court in which such bill is filed may appoint a receiver...
10. No action for the enforcement of the lien of any provision hereof shall be subject to any defense which would not be good and available to the party enforcing same in an action at law upon the note hereby secured...
11. Trustee or the holders of the note shall have the right to inspect the premises at all reasonable times and access thereto shall be permitted for that purpose...
12. Trustee has no duty to examine the title, location, existence or condition of the premises, or to inquire into the validity of the signatures of the identity, capacity, or authority of the signatories on the note or trust deed...
13. Trustee shall release this trust deed and the lien hereof by proper instrument upon presentation of satisfactory evidence that all indebtedness secured by this trust deed has been fully paid...
14. Trustee may resign by instrument in writing filed in the office of the Recorder or Registrar of Titles in which this instrument shall have been recorded or filed...
15. The Trust Deed and all provisions hereof, shall extend to and be binding upon Mortgagees and all persons claiming under or through herein given Trustee...
19. Before releasing this trust deed, Trustee or Mortgagee shall receive for its services a fee as determined by its rate schedule in effect when the release deed is issued...
Provisions of this trust deed, The provisions of the Trust and Trustee's Act of the State of Illinois shall be applicable to this trust deed.

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