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THIS INSTRUMENT WAS PREPARED BY
TRUST DEED
of The South Shore Bank
of Chicago
7054 So. Jeffery Boulevard
Chicago, Illinois 60649
CTTC

THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made August 4, 19 86, between ROBERT J. BROWN and ANITA L. BROWN, his wife and EDWARD R. WILLIAMS, divorced and not remarried 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 (\$6,500.00) ----- Six Thousand Five Hundred and 00/100 ----- 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 on the balance of principal remaining from time to time unpaid at the rate of 12.75 per cent per annum in instalments (including principal and interest) as follows: (\$96.13) ----- Ninety-six and 13/100 ----- Dollars or more on the 10th day of September 1986, and Ninety-six and 13/100 ----- Dollars or more on the 10th 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 10th day of August, 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 12.75% 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 THE SOUTH SHORE BANK OF CHICAGO 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 23 IN BLOCK 1 IN WASSELL AND BRAMBERG'S DIVISION STREET SUBDIVISION OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT REAL ESTATE INDEX NUMBER: 16-05-219-014-0000
1315 N. MICHIGAN
CHICAGO 22

NOTE IDENTIFIED

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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 or mortgaged 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 of and seal of Mortgagors the day and year first above written.
Robert J. Brown (SEAL) Anita L. Brown (SEAL)
Edward R. Williams (SEAL)

STATE OF ILLINOIS, I, IRIS R. JONES
a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY
County of COOK } SS. THAT Robert J. Brown and Anita L. Brown, his wife and Edward R. Williams, divorced and not since remarried who are 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 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 4th day of August 19 86.
Notary Seal Notary Public
MY COMMISSION EXPIRES JAN. 4, 1989

529 80008

PLACE IN RECORD ROOM... ATTN: R. JONES... CHICAGO, ILLINOIS 60651

THE SOUTH SHORE BANK OF CHICAGO... 7054 South Jersey Boulevard... CHICAGO, ILLINOIS 60649

FOR THE PROTECTION OF BOTH THE MORTGAGEE AND TRUST COMPANY... THE TRUST DEED SHOULD BE DEPOSITED WITH THE TRUST COMPANY AND TRUST COMPANY, THE TRUSTEE, HEREIN THE TRUST.

16. Before releasing this trust deed... the release deed is issued. Trustee shall be entitled to reasonable compensation for any other act or service performed under any provisions of this trust deed.

15. This Trust Deed and all provisions hereof... shall extend to and be binding upon Mortgagees and all persons claiming under or through hereinafter given Trustee.

14. Trustee may resign by instrument in writing... filed in the office of the Recorder or Registrar of Deeds of the county in which the premises hereinafter designated as makers thereof.

13. Trustee shall release this trust deed... and the lien thereon by proper instrument upon presentation of satisfactory evidence that all indebtedness secured by this trust deed has been fully paid.

12. Trustee has no duty to examine the title... location, existence or condition of the premises, or to inquire into the validity of the same.

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.

10. No action for the enforcement of the lien... shall be subject to any defense which would not be good and available to the party interposing same.

9. Upon or at any time after the filing... of this trust deed, the court in which such bill is filed may appoint a receiver of said premises.

8. The proceeds of any foreclosure sale... shall be distributed and applied in the following order of priority: First, on account of all costs and expenses incident to the foreclosure proceedings.

7. When the indebtedness hereby secured... shall become due, the Trustee shall have the right to foreclose the lien hereof.

6. The Trustee or the holders of the note... shall have the right to foreclose the lien hereof in any suit to foreclose the lien hereof.

5. The Trustee or the holders of the note... shall have the right to foreclose the lien hereof in any suit to foreclose the lien hereof.

4. In case of default hereon... the Trustee or the holders of the note may, but need not, make full or partial payments of principal or interest on prior encumbrances.

3. Mortgagees shall keep all buildings... and improvements now or hereafter situated on said premises insured against loss or damage by fire.

2. Mortgagees shall pay before any penalty... attaches all general taxes, and shall pay or maintain or discharge all special taxes, water charges, sewer service charges, and other charges against the premises.

1. Mortgagees shall promptly repair... or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or be destroyed.