

UNOFFICIAL COPY

TRUST DEED

3694127



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THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made February 22, 19 88, between Young W. Ridley and Jacqueline Martin, Divorced and not Remarried, as joint Tenants

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 Installment Note hereinafter described, said legal holder or holders being herein referred to as Holders of the Note, in the principal sum of (\$35,029.20)

Thirty Five Thousand Twenty Nine & 20/100 Dollars, evidenced by one certain Installment Note of the Mortgagors of even date herewith, made payable to THE ORDER OF ~~XXXXXX~~

SUPREME FINANCE CORPORATION and delivered, in and by which said Note the Mortgagors promise to pay the said principal sum in instalments as follows:

(\$583.82) Five Hundred Eighty Three & 82/100 Dollars or more on the 15th day of April 19 88 and \$583.82 Dollars or more on the 15th day of each month thereafter, to and including the 15th day of

February 1993, with a final payment of the balance due on the 15th day of March 19 93

each of said instalments of principal bearing interest after maturity at the rate of 3% per cent per month, 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 SUPREME FINANCE CORPORATION in said City.

NOW, THEREFORE, the Mortgagors do hereby promise to pay 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 Seven (7) in James J. Cahill's Subdivision of lot Twenty Four (24) in School Trustee's Subdivision of the North Part, being in the Northwest Quarter (1/4) of Section 18, Town 39 North, Range 13, East of the Third Principal Meridian.

BLO 16-16-215-013

This instrument was prepared by : Laurence I. Guhmahn 100 W. Monroe St. Suite 1400 Chicago, Illinois 60603

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, heater 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 up in 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 hands and seal of Mortgagors the day and year first above written.

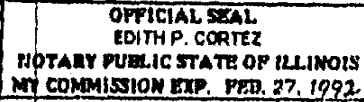
Young W. Ridley (SEAL) Jacqueline Martin (SEAL) YOUNG W. RIDLEY JACQUELINE MARTIN

Edith P. Cortez (SEAL)

STATE OF ILLINOIS, County of Cook } SS. A Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT Young W. Ridley and Jacqueline Martin, Divorced and not Remarried

who are personally known to me to be the same person whose name are 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 22nd day of February 19 88 Edith P. Cortez Notary Public.

NOTE IDENTIFIED

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PLACE IN RECORDER'S OFFICE BOX NUMBER

MAR 17 11 AM '33

Chicago Trust Company
100 West Monroe St.
Chicago, Ill. 60603

HARVEY B. YOUNG
1100 N. STATE ST.
CHICAGO, ILL.
FOR RECORDERS INDEX PURPOSES
DESCRIBED PROPERTY HEREIN

Supreme Finance Corporation

MAIL TO:

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.

CHICAGO TRUST AND TRUST COMPANY
Identification No. 112
Assistant Secretary

Handwritten initials

17. Obligor shall pay a delinquent charge of 5% per late payment per month after the date of the provision of the Trust Deed and Trust Deed...

18. The mortgagor hereby waives any and all rights of redemption from sale under any order or decree of foreclosure of this trust deed, on its own behalf and on behalf of each and every person, except decedent or judgment creditor of the mortgagor, acquiring any interest...

1. Mortgagors shall promptly repair, restore or rebuild any buildings or improvements now or hereafter situated on the premises which may become damaged or destroyed...

2. Mortgagors shall pay before any penalty attaches all general taxes, and shall pay special taxes, special assessments, water charges, sewer service charges, and other charges against the premises when due, and shall, upon written request, furnish to the holder of the note duplicate receipts therefor...

3. Mortgagors shall keep all buildings and improvements now or hereafter situated on the premises insured against loss or damage by fire, lightning or windstorm and flood damage, where the lender is required by law to have its loan insured under policies providing for payment by the insurance companies of money sufficient to pay the cost of replacing or repairing the same or to pay in full the indebtedness secured hereby...

4. In case of default hereunder, Trustee of the note may, but need not, make full or partial payments of principal or interest on prior mortgages in any form and manner deemed expedient, and may, but need not, make any payment or perform any act herebefore required to protect the note...

5. The Trustee of the note hereby secured making any payment hereunder authorized relating to taxes or assessments, may do so according to any bill, statement or estimate procured from the appropriate public office without inquiry into the accuracy of such bill, statement or estimate or into the validity of any tax, assessment, sale, forfeiture, lien or claim therefor...

6. Mortgagors shall pay each item of indebtedness herein mentioned, both principal and interest, when due according to the terms hereof. At the option of the holder of the note, and without notice to Mortgagors all unpaid indebtedness secured by this Trust Deed shall, notwithstanding anything in the note or in this Trust Deed, become due and payable (a) immediately in the case of default in making payment of any installment or principal or interest on the note, or (b) when default shall occur and continue for three days in the performance of any other agreement of the Mortgagors herein contained...

in or title to the premises subsequent to the date of this trust deed.

THE COVENANTS, CONDITIONS AND PROVISIONS REFERRED TO ON PAGE 1 (THE REVERSE SIDE OF THIS TRUST DEED):