



TRUST DEED

UNOFFICIAL COPY 4019859

CTTC 9

THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made November 27, 1991, between Clarence Seals, Jr. and Ethel L. Seals in Joint Tenancy

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 Instalment Note hereinafter described, said legal holder or holders being herein referred to as Holders of the Note, in the principal sum of (\$69,300.00)

SIXTY NINE THOUSAND THREE HUNDRED & 00/100-----Dollars, evidenced by one certain Instalment Note of the Mortgagors of even date herewith, made payable to THE ORDER OF BEARER

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

(\$2,310.00) TWO THOUSAND THREE HUNDRED TEN & 00/100-----Dollars or more on the 27th day of December 19 91 and \$2,310.00

Dollars or more on the 27th day of each month thereafter, to and including the 27th day of April 19 94, with a final payment of the balance due on the 27th day of May 19 94

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 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:

LOTS 22, 23 AND 24 IN BLOCK 25 IN HILL'S ADDITION TO SOUTH CHICAGO, IN THE SOUTH WEST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 8354-56 S. Marquette, Chicago, Ill. 60617

Real Estate Tax # 21-31-305-034

This instrument was prepared by: Laurence I. Guthmann 100 W. Monroe St., Suite 309 Chicago, Illinois 60603

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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 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 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 and seal of Mortgagors the day and year first above written.

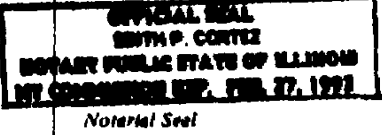
Handwritten signatures of Clarence Seals, Sr. and Ethel L. Seals with (SEAL) stamps.

STATE OF ILLINOIS, I, Edith P. Cortez, SS. A Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT County of Cook Clarence Seals Sr., and Ethel L. Seals

who are personally known to me to be the same persons whose names 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 27th day of November 1991.

Handwritten signature of Edith P. Cortez and (SEAL) stamp.



Notarial Seal

Form 134 Trust Deed - Individual Mortgagor - Secures One Instalment Note with Interest in Addition to Payment.

R. 11/78

1/29/92

Plus a payment of \$112 of the Insurance & Real Estate

the premises subsequent to the date of this trust deed.

except decree of judgment creditors of the mortgagor, acquiring any interest

of foreclosure of this trust deed, on its own behalf and on behalf of each and every

18. The mortgagor hereby waives any and all rights of redemption from sale under

17. Obligor shall pay a delinquency charge of 5% per late payment per month after a ten

* 9. (c) In the event of sale or transfer of title in any way including an assignment of

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

15. This Trust Deed and all provisions hereof, shall extend to and be binding upon Mortgagors and all persons claiming under it through Mortgagors,

14. Trustee may require in writing filed in the office of the Recorder or Registrar of Deeds of the county in which the premises are

13. Trustee shall release this trust deed and the lien thereof by proper instrument upon presentation of satisfactory evidence that all indebtedness

12. Trustee has the duty to examine the title location, existence or condition of the premises, to inquire into the validity of the signature of the

11. Trustee of 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

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

9. (c) In case of a sale and deficiency * (C)

8. Upon, or at any time after the filing of a bill to foreclose, this trust deed, the court in which such bill is filed may appoint a receiver of all

7. The proceeds of any foreclosure sale of the premises shall be distributed and applied in the following order of priority: first, on account of all

6. When the indebtedness secured by this trust deed becomes due whether by acceleration or otherwise, holders of the note or Trustee shall have the right to

5. The Trustee or the holders of the note hereby secured making any payment hereby authorized relating to taxes or assessments, may do so

4. In case of default, Trustee or the holders of the note may, but need not, make any payment or perform any act hereinbefore required to

3. Mortgagors shall pay before any penalty attaches all general taxes, and shall pay special taxes, special assessments, water charges, sewer service

2. Mortgagors shall pay before any penalty attaches all general taxes, and shall pay special taxes, special assessments, water charges, sewer service

1. Mortgagors shall (a) keep and premises in good condition and repair, without waste, and free from encumbrances or other liens or claims for

Allocate Trustee
SUI REMOVED
100 W. Monroe St
CHICAGO, ILLINOIS 60603
HUNTER

Number by
Address
City
State
Zip

404859

100 MONROE STREET

CHICAGO, ILLINOIS 60603

SUITE 309

CHICAGO, ILLINOIS 60603