

TRUST DEED

UNOFFICIAL COPY

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CTTC 14

THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made DECEMBER 2, 1994 between EDWARD S. NOVAK, A WIDOWER & Not Since Re-married

herein referred to as "Trustors," and CHICAGO TITLE AND TRUST COMPANY, an Illinois corporation doing business in Chicago, Illinois, herein referred to as TRUSTEE, witnesseth: THAT, WHEREAS the Trustors are justly indebted to the legal holders of a Credit Line Account Agreement (hereinafter uniformly referred to as the "Note") made payable to THE ORDER OF BEAVER and hereinafter described, said legal holder or holders being herein referred to as Holders of the Note, the Trust Deed being given to secure a Note of even date herewith by which the Holders of the Note are obligated to make loans and advances pursuant to, Chapter 17, Section 6407, Illinois Revised Statutes, in conjunction with the Financial Services Development Act, up to the Credit Line of \$55,200.00 provided, however, that this Trust Deed shall not at any time secure outstanding principal obligations for more than Two Hundred Thousand (\$200,000.00) Dollars.

It is the intention hereof to secure the payment of the total indebtedness of Trustors to the Holders of the Note, within the limits prescribed herein whether the entire amount shall have been advanced to Trustors at the date hereof or at a later date. All such future advances so made shall be liens and shall be secured by this Trust Deed equally and to the same extent as the amount originally advanced on the security of this Trust Deed, and it is expressly agreed that all such future advances shall be liens on the real property described below as of the date hereof.

NOW, THEREFORE, the Trustors 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 Trustors 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 property 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: UNIT 109-A IN OAKLEAF WEST CONDOMINIUM AS DELINEATED ON SURVEY OF CERTAIN LOTS AND VACATED ALLEYS OR PARTS THEREON IN MONT CLARE BEING A SUBDIVISION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, AND THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30 LYING SOUTH OF FULLERTON AVENUE, ALL IN TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE CHICAGO PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY NORTHWEST NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST NO. 1535 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 2284239, TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME, WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH AMENDED DECLARATIONS AS SAME ARE FILED OF RECORD, PURSUANT TO SAID DECLARATION, AND TOGETHER WITH ADDITIONAL COMMON ELEMENTS AS SUCH AMENDED DECLARATIONS ARE FILED OF RECORD, IN THE PERCENTAGES SET FORTH IN SUCH AMENDED DECLARATIONS, WHICH PERCENTAGES SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE ON THE RECORDING OF EACH SUCH AMENDED DECLARATION AS THOUGH CONVEYED HEREBY, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 2317 NORTH NEVA AVE., CHICAGO, IL 60635

PIN: 13-31-107-024-1121

THIS INSTRUMENT PREPARED BY: ANN PANEGA, 193 NORTH YORK RD., ELMHURST, IL 60126

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 Trustors 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, radiator beds, awnings, stoves and water heaters. All of the foregoing are declared to be a part of said premises whether physically attached thereto or not, and it is agreed that all similar apparatus, equipment or articles hereafter placed in the premises by the Trustors or their successors or assigns shall be considered as constituting part of the premises.

TO HAVE AND TO HOLD the premises unto the said Trustee, its successors and assigns, forever, for the purposes, and 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 Trustors 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 trustors, their heirs, successors and assigns.

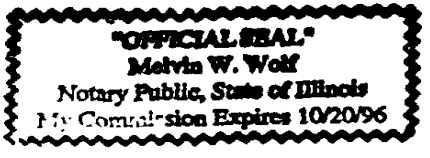
WITNESS the hand and seal of Trustors the day and year first above written.

Edward S. Novak [SEAL] [SEAL] [SEAL]

STATE OF ILLINOIS, I, MELVIN W. WOLF, SS. a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT COUNTY OF COOK, EDWARD S. NOVAK, A WIDOWER

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

Given under my hand and Notarial Seal this 2ND day of DECEMBER, 1994



Melvin W. Wolf Notary Public

RECORDING

BOX 156

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945694 164
ATI TITLE COMPANY
One TransAm Plaza Drive, Suite 500
Oakbrook Terrace, IL 60181
(708) 689-2400
COOK COUNTY RECORDER
4664 S. J. * - 04 - 017886
11/22/94 RECORDED
TRM 9750 12/05/94 1532100

04017886

