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TRUST DEED

IMPORTANT

21 303 599

FOR THE PROTECTION OF BOTH THE BORROWER AND LENDER THE DEED SECURED BY THIS TRUST DEED SHOULD BE IDENTIFIED BY THE TRUSTEE NAMED HEREIN BEFORE THE TRUST DEED IS FILED FOR RECORD.

THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE Made October 27 19 70, between EDDIE ROSS and FLORENCE ROSS, his wife of the Village of Lincenwood, County of Cook, State of Illinois herein referred to as "Mortgagors," and

FIRST NATIONAL BANK AND TRUST COMPANY OF EVANSTON

a banking corporation duly qualified to act as trustee and doing business in the City of Evanston, County of Cook and State of Illinois, herein referred to as TRUSTEE, witnesseth:

THAT, WHEREAS the Mortgagors are justly indebted to the legal holder or holders of the Principal Promissory Note(s) hereinafter described, said legal holder or holders being herein referred to as HOLDERS OF THE NOTE(S), in the PRINCIPAL SUM of

THIRTY-NINE THOUSAND DOLLARS,

evidenced by one Principal Promissory Note(s) of the Mortgagors of even date herewith, made payable to BEARER and delivered, said Principal Note being for the sum of THIRTY-NINE THOUSAND DOLLARS (\$39,000.00); said principal and interest thereon until maturity at the rate provided in said note payable in monthly instalments as specified in said note until said note is fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due on the first day of December, 1990.

Said note(s) bearing interest after maturity at the rate of eight per cent per annum, and payable at such place as the holders of the note(s) may, from time to time, in writing appoint, and in absence of such appointment, then at FIRST NATIONAL BANK AND TRUST COMPANY OF EVANSTON.

NOW, THEREFORE, the Mortgagors to secure the payment of the said principal sum of money and 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 Village of Northbrook County of Cook AND STATE OF ILLINOIS, to wit:

LEGAL DESCRIPTION RIDER

21 303 599

Clerk's Office

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 Village of Northbrook

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LEGAL DESCRIPTION RIDER

Unit No. 84 as delineated on Plat of Survey of the following described real estate (hereinafter referred to as "Parcel"): The East 111.08 feet of that part of Lot 4 in Superior Court Partition (hereinafter described) lying West of and adjoining the West line of Sherman Road and lying South of and adjoining the South line of Plymouth Lane as recorded July 14, 1970 as Document 2120946S; also The West 191.16 feet of that part of Lot 4 in Superior Court Partition (hereinafter described) lying East of and adjoining the East line of Somerset Lane and lying South of and adjoining the South line of Plymouth Lane as recorded July 14, 1970 as Document 2120946S; together with that part of Lot 5 in Superior Court Partition (hereinafter described) bounded and described as follows: beginning at the intersection of the North line of said Lot 5 with the East line of Somerset Lane as recorded July 14, 1970 as Document 2120946S; thence South on said East line of Somerset Lane extended South, a distance of 58.91 feet; thence Southeasterly on an arc of a circle having a radius of 65.0 feet and whose center is 123.75 feet North of the South line of said Lot 5 and 175.50 feet East of the West line of said Lot 5, a distance of 42.10 feet; thence East on a line (which if extended West would form right angles with said East line of Somerset Lane extended South) a distance of 18.22 feet to the West line of the East 350.0 feet of said Lot 5; thence North on the West line of the East 330.0 feet of Lot 5, a distance of 86.52 feet to the North line of said Lot 5; thence West on said North line of Lot 5, a distance of 130.12 feet to the place of beginning; also The South 5.04 feet of the West 140.25 feet of Lot 4 in Superior Court Partition of the East half of the South east Quarter of the Northeast Quarter of Section 16, Township 42 North, Range 12, East of the Third Principal Meridian, according to the plat recorded February 24, 1928 as Document No. 9936295; together with the North 118.73 feet of the West 140.25 feet of Lot 5 in Superior Court Partition aforesaid (excepting from said North 118.73 feet of the West 140.25 feet of Lot 5 that part falling within a circle having a radius of 65.0 feet and whose center is 123.75 feet North of the South line of said Lot 5 and 175.50 feet East of the West line of said Lot 5) all in Cook County, Illinois, which Plat of Survey is attached as Exhibit D to Declaration of Condominium made by First National Bank & Trust Company of Evanston, a National Banking Association, as Trustee under Trust Agreement dated June 23, 1969 and known as Trust No. R-1422, recorded in the office of the Recorder of Deeds of Cook County, Illinois, as Document No. 21297385, together with an undivided 6.077 per cent interest in said parcel (excepting from said Parcel all the property and space comprising all the units thereof as defined and set forth in said Declaration and Plat of Survey).

Mortgagor also hereby grants to Trustee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the aforementioned Declaration, and in a certain Declaration of Covenants and Restrictions and Plan for Condominium Ownership for the Commons in Northbrook (hereinafter referred to as "the Master Declaration") which was recorded as Document No. 21173638,

This Trust Deed is subject to all rights, terms, liens, easements, restrictions, conditions, covenants and reservations contained in the said Declaration and the said Master Declaration the same as though the provisions of said Declaration and Master Declaration were recited and stipulated at length herein, which, with the property hereinafter described, is referred to herein as the "premises".

"All of the covenants and obligations of the Mortgagor to the Trustee and the holder of the Note which are contained in a Condominium Agreement on file with the Trustee which is dated, executed and delivered concurrently herewith, to which reference is hereby made, are hereby incorporated herein, in the manner and on the terms set forth in said Agreement, as fully as if written out verbatim in this Trust Deed."

THE ADDRESS FOR LEGAL NOTICE TO THE TRUSTEE SHALL BE:

FIRST NATIONAL BANK AND TRUST COMPANY OF EVANSTON
800 Davis Street
Evanston, Illinois.

21 303 599

