

# UNOFFICIAL COPY

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GEORGE E. COLE  
LEGAL FORMS  
FORM No. 206  
September, 1973  
ILLINOIS  
RECORD  
24 593 837  
10 43 AM '78

RECORDED  
OFFICE OF DEEDS  
24593837

The Above Space For Recorder's Use Only

THIS INDENTURE, made July 5th 1978, between HAROLD MARK FORREST AND KAREN ZIMMER FORREST, his wife, herein referred to as "Mortgagors," and FIRST NATIONAL BANK OF SKOKIE, A National Banking Association organized and existing under the laws of the United States of America, herein referred to as "Trustee." Witnesseth: That Whereas Mortgagors are duly indebted to the legal holder of a principal promissory note, termed "Installment Note," of even date herewith, executed by Mortgagors, made payable to Trustee

and delivered, in and by which note Mortgagors provide to pay the principal sum of --Thirty Eight Thousand Two Hundred Fifty and 00/100-----(\$38,250.00) Dollars, and interest ~~xxxx~~ on the balance of principal remaining from time to time unpaid at the rate of <sup>9</sup> per cent per annum, such principal sum and interest to be payable in installments as follows: Three Hundred Twenty One and 00/100-----(\$321.00) on ~~xxxx~~ Dollars on the 20th day of August 1978, and Three Hundred Twenty One and 00/100-----(\$321.00) on ~~xxxx~~ Dollars on the 20th day of each and every month thereafter until said note is fully paid, except that the final payment of principal and interest, if not so paid, shall be due on the 20th day of July - 1978. ~~xxxx~~ All such payments on account of the indebtedness evidenced by said note to be applied first to accrued and unpaid interest on the unpaid principal balance and the remainder to principal, the portion of each of said payments to be applied to principal to be determined when such is paid in full for payment thereof, at the rate of ~~xxxx~~ per annum, and the portion of each payment to be applied to interest to be determined when such is paid in full for payment thereof, at the rate of ~~xxxx~~ per annum.

ILLINOIS. If at any time prior to the date of completion of the term of this mortgage, which date further provides that at the election of the legal holder thereof and subject to the provisions hereinafter set forth, together with the accrued interest thereon, shall become at once due and payable, the legal holder thereof may, at his option, upon the date when due of any installment of principal or interest is due, or at any time thereafter, in his discretion, require the mortgagors to prepay the entire amount of the principal and interest contained in this Trust Agreement, together with the accrued interest thereon, and to pay the same within three days without notice, and that all parties thereto agree to the provisions hereinafter set forth, to wit:

NOW THEREFORE, to secure the payment of the principal sum of Thirty and 00/100----- Dollars and interest in accordance with the terms, provisions and limitations of the above mortgage and of this Trust Agreement, and the performance of the payments and agreements herein contained, by the Mortgagors to be performed in compliance with the terms of the Trust Agreement, the receipt whereof is hereby acknowledged, Mortgagors by this present CONVEY AND WARRANT under the authority of the authority and assign, the following described Real Estate, and all of their estate, right, title and interest therein, situate, lie and being in the Village of Morton Grove

County of Cook, State of ILLINOIS, to wit: A portion of a survey of ~~xxxx~~ Unit No. ~~xxxx~~ as delineated on survey of the following described real estate (hereinafter referred to as "Parcel"):

The East 3.83 acres of lot 2, excepting therefrom the North 50 feet thereof and the South easterly 33 feet thereof and the West 10 feet thereof, all in the subdivision of lots 1, 3 and 6 of Owner's Subdivision in the West half of Section 21, Township 41 North Range 13 East of the Third Principal Meridian, in Cook County, Illinois;

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which survey is attached as Exhibit "A" to Declaration of Condominium Ownership and of Easements, Restrictions and Covenants made by LaSalle National Bank, as Trustee under Trust Agreement dated October 1, 1973 and known as Trust No. 53210, and recorded in the Office of the Cook County Recorder of Deeds as Instrument No. 24553596 together with an undivided 1.62 acre interest in said Parcel (excepting from said Parcel all the units thereof as defined and set forth in said Declaration of Condominium Ownership and survey).

COOK COUNTY CLERK'S Office

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14-17-14PE

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survey:

Mortgagor furthermore expressly grants to the mortgagee 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 all other rights and easements of record for the benefit of said property.

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This conveyance is made subject to all rights, benefits, easements, restrictions, conditions, reservations and covenants contained in said Declaration, and the Mortgagor expressly reserves to itself, its successors and assigns, the rights, benefits and easements set forth in said Declaration for the benefit of all remaining property described in said survey or said Declaration.

PARCELS 1: This No. 14-17-14PE is defined as follows and on survey of the following described real estate hereinafter referred to as "Parcel 1":

The East 5.00 acres of Lot 1, containing therefrom the North 1/4, East 1/2 and the Southwesterly 1/4 East thereof, and the West 1/4 East thereof, all in the subdivision of Block 1, Ward 1 of Town of Bensenville in one West 1/2 of Section 31, Township 41 North, Range 12 East of the 11th Principal Meridian, in Cook County, Illinois;

which survey is assessed as Parcel 147 in Declaration of Condominium Ownership and is Restricted, Reservations and Covenants made by certain National Bank, as Trustee under Trust Agreement dated December 31, 1977 and acting as Lender to said Bank, and which is the subject of the Cook County Recorder's Office's Record No. 24593437, together with an undivided 1/3 interest in said Parcel 1, extending from said Parcel 1, the entire thereof as defined and set forth in said Declaration of Condominium Ownership and survey;

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Mortgagor furthermore expressly grants to the mortgagee 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 all other rights and easements of record for the benefit of said property.

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This conveyance is made subject to all rights, benefits, easements, restrictions, conditions, reservations and covenants contained in said Declaration, and the Mortgagor expressly reserves to itself, its successors and assigns, the rights, benefits and easements set forth in said Declaration for the benefit of all remaining property described in said survey or said Declaration.

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which, with the property hereinafter described, is referred to herein as the "Mortgage". TOGETHER with all improvements, treatment, extensions and appendages thereto, including, but not limited to, all rents, issues and profits thereof for so long and during all such times as Mortgagee may so extend thereby...

PLEASE PRINT NAME AND ADDRESS OF THE BORROWER(S) AND SIGNATURE(S) OF THE BORROWER(S) WITH DATE.

Notary Public for said County, HAROLD MARK FOREST, Notary Public, 515 1/2

Commission expires on 12/31/78. This instrument was prepared by Dorothy Decker, 8001 Lincoln Avenue, Skokie, Illinois 60077.

NAME AND ADDRESS: FIRST NATIONAL BANK OF SKOKIE, 8001 Lincoln Avenue, Skokie, Illinois 60077. ADDRESS OF PROPERTY: 8001 Lincoln Ave., Skokie, Illinois 60077.

BOOK AND PAGE NUMBER: 24 593 837



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Parties of the first part, jointly and severally further covenant and agree:

1. That they will pay each month, in addition to the principal and interest, as one monthly payment, an amount equal to 1/12 of the annual taxes, and special assessment instalments, if any, and premiums for insurance, and fire and other hazards to protect the party of the second part, which sum is to be held by holder of Note to pay said items when due, and the party of the first part further agree to secure said bills and deliver them to holder of note; the holder of the Note shall not be obliged to obtain said bills; nor to advance any funds beyond those it holds; and it shall have sole discretion in their allocation and payment and it shall have the right to pay bills for the above as rendered;
2. They will not sell the property herein conveyed nor make any conveyance of the title of said property, nor in any way effect a change of ownership while any part of the indebtedness secured hereby is not fully paid, and in the event they do so, such act shall cause the entire sum due holder of the note secured hereby shall then become due and payable, at sole election of holder of Note.

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