

1407790 dmo
67-83-811E
2168-581E
2008



TRUST DEED

25529216

COOK COUNTY, ILLINOIS
FILED FOR RECORDS

1980 JUL 29 PM 10 34

Arthur A. Olson
RECORDER OF DEEDS

25529216

CTIC 7

THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made July 1 19 80, between Robert Borggren,
a Bachelor

DEVON BANK

herein referred to as "Mortgagor," and DEVON BANK, a corporation doing business in Chicago, Illinois, herein referred to as TRUSTEE, witnesseth:

THAT, WHEREAS the Mortgagor is justly indebted to the legal 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

Nineteen Thousand Six Hundred & 00/100----- Dollars, evidenced by one certain Installment Note of the Mortgagor of even date herewith, made payable to THE ORDER OF BEARER

and delivered, in and by which said Note the Mortgagor promise to pay the said principal sum and interest from ----- date----- on the basis of principal remaining from time to time unpaid at the rate of 10 3/8 per cent per annum in installments (including principal and interest) as follows:

Two Hundred Sixty Three & 10/100----- Dollars or more on the 1st day of August 1980, and Two Hundred Sixty Three & 10/100----- Dollars or more on the 1st day of each month thereafter until said Note is fully paid except that the final payment of principal and interest, if not sooner paid, shall be due on the 1st (of 4) July, 1990. All such payments on account of the indebtedness evidenced by said note to be first applied to interest on the unpaid principal balance and the remainder to principal; provided that the principal of each installment when due shall bear interest at the rate of 10 3/8 per annum, and all of said principal and interest being so due 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 Devon Bank in said City.

NOW, THEREFORE, the Mortgagor 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 Mortgagor to be performed, and also in consideration of the sum of One Dollar in hand paid, the receipt whereof is hereby acknowledged by the Mortgagor, CONVEY and WARRANT unto the Trustee, its successors and assigns, the following described land, to wit: all of that certain lot, tract, and interest therein, situate, being and being in the City of Chicago COOK COUNTY OF COOK AND STATE OF ILLINOIS, to-wit:

UNIT 13A-1B IN ADDISON COURT CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE WEST 10 FEET OF LOT 7, ALL OF LOTS 8, 9, 10, 11 AND 12 (EXCEPT THE WEST 5 FEET THEREOF) IN BLOCK 2 IN OWNER'S SUBDIVISION OF THE N.E. 1/4 OF THE S.W. 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 25341194, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

1. Grantor 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.

25529216

2. This trust deed is subject to all rights, easements restrictions, conditions, covenants, and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

Property of Cook County Clerk's Office

Legal Attached

This Document Prepared By:
Jean Hark Devco Bank
6445 N. Western Ave.

which, with the property hereinafter described, is referred to herein as the "premises,"
TOGETHER with all improvements, tenements, contents, fixtures, and appurtenances thereto belonging, and all rents, issues, profits thereof for so long and during all such times as Mortgages may be entitled thereto (which are pledged primarily and on a parity with all real estate and not secondarily) and all apparatus, equipment or articles now or hereafter situated or thereon used to supply heat, light, air conditioning, water, light, power, refrigeration (whether single units or centrally controlled), and ventilation, including (without restriction) the following), screens, window shades, water closets and windows, floor coverings, leader heads, awnings, stoves and water heaters. All 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.

Robert Berggren [SEAL]

12.00 [SEAL]

25529216

STATE OF ILLINOIS,

County of Will

I, The Undersigned
a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY
THAT

Robert Berggren, a Bachelor
who is personally known to me to be the same person who subscribed to the foregoing instrument, appeared before me this 16th day of July, 1980, and acknowledged that he signed, sealed and delivered the foregoing instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 16th day of July, 1980.

William T. [Signature] Notary Public

Notarial Seal

UNOFFICIAL COPY

Property of Cook County Clerk's Office

SEE RIDER ATTACHED AND MADE A PART HEREOF TRUST DEED DATE July 1, 1980

"If there shall be any change in ownership of the premises covered hereby without the consent of the holder of the Note secured by this Trust Deed, the entire principal balance and all accrued interest shall become due and payable at the election of the holder of the Note and foreclosure proceedings instituted thereon. A Lease with option to purchase, a contract to sell the real estate, or an assignment in part or in whole of the beneficial interest in a Land Trust owning the real estate shall be deemed a change in ownership for the purposes of this covenant."

255298

Clerk's Office