

**TRUST DEED**

25902768

THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made June 5, 1981, between  
 Thomas J. Petruzzelli  
 herein referred to as "Mortgagors," and  
 NORTHWEST COMMERCE BANK  
 an Illinois corporation doing business in Rosemont, 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 Fourty Thousand  
Six Hundred Ninety-Four Dollars and 40/100 Dollars,  
 evidenced by one certain Instalment Note of the Mortgagors of even date herewith, made payable to NORTHWEST COMMERCE  
 BANK and delivered, in and by which said Note the Mortgagors promise to pay the said principal sum and interest from  
 date on the balance of principal remaining from time to time unpaid at the rate of  
14.73 per cent per annum in instalments as follows: Five Hundred Sixty-Five Dollars and 20/100  
Dollars on the 5th day of June 19 81 and Five Hundred Sixty-Five Dollars and  
20/100  
Dollars on the 5th day of each and every month thereafter until said note is fully paid except that the final pay-  
 ment of principal and interest, if not sooner paid, shall be due on the 5th day of June, 1987  
 All such payments on account of the indebtedness evidenced by said note to be first applied to interest on the unpaid principal bal-  
 ance and the remainder to principal; provided that the principal of each instalment unless paid when due shall bear interest at  
 the rate of 14.73 per cent per annum, and all of said principal and interest being made payable at such banking house or trust company  
 in Cook County, 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 NORTHWEST COMMERCE BANK in Rosemont, Illinois.

NOW, THEREFORE, the Mortgagors to secure the payment of the said principal sum of money and said interest in accordance with the terms, provi-  
 sions 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 Rosemont COUNTY OF Cook AND STATE OF ILLINOIS,  
 to wit:

Unit 3-D as delineated on survey of the follow-  
 ing described parcel of real estate (hereinafter referred to as Development Parcel), that part  
 of Lot 1 bounded and described as follows: Beginning at a point on the Southerly line of said  
 Lot 1, 139.0 feet Westerly of the Southeast corner of said Lot, thence North 22 degrees 27  
 minutes 00 seconds East at right angles to said Southerly line of Lot 1, a distance of 30.0  
 feet to point of beginning of premises herein described thence South 67 degrees 33 minutes 00  
 seconds East, 106.81 feet, thence North 20 degrees 12 minutes 40 seconds East, 201.46 feet more  
 or less its intersection with a line drawn North 78 degrees 52 minutes 32 seconds East from  
 a point on the Westerly line of said Lot 1, 65.47 feet Northerly of the Southwest corner of  
 Lot 1, thence South 78 degrees, 52 minutes 32 seconds West, 94.83 feet more or less, to a  
 point 205.26 feet Northeastly of the Westerly line of said Lot 1 (as measured along said  
 line having a bearing of North 78 degrees 52 minutes 32 seconds EAST); thence South 20  
 degrees 12 minutes 40 seconds West, 118.97 feet, thence North 67 degrees 33 minutes 00  
 seconds West, 24.60 feet, more or less to a line drawn at right angles to the Southerly line  
 of said lot from the place of beginning, thence Southerly along said right angle line, 36  
feet more or less to the place of beginning in Grizaffi and Falcone Executive Estates, being  
 a subdivision in the Northeast 1/4 of Section 4, Township 40 North, range 12, East of the  
 Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit  
 A to declaration made by Grizaffi and Falcone Contractor, Inc., a Corporation of Illinois  
 recorded in the Office of the Recorder of Cook County, Illinois, as Document 19,358,624  
 together with an undivided 6.3685% interest in said Development Parcel (excepting from  
 said Development Parcel all the land, property and space known as Units 1A to 1E, 2A to 2E  
 and 3A to 3E as said Units are delineated on said survey.)

# UNOFFICIAL COPY

Property of Cook County Clerk's Office

259102768

SEE ATTACHED COPY

which, with the property hereinafter described, is referred to herein as the "premises."  
TOGETHER with all improvements, attachments, encumbrances, fixtures, and appurtenances thereto belonging, and all rents, issues and profits thereof for so long and during all such times as Mortgages may be satisfied thereto (which are pledged primarily and on a parity with said real estate and not secondarily, and all appliances, equipment or articles now or hereafter therein or thereon, used to supply heat, gas, or conditioning, water, light, power, refrigeration, whether single units or centrally controlled, and ventilation, including (without restricting the foregoing), awnings, window shades, storm doors and windows, floor coverings, motor beds, awnings, stairs and water heaters. All of the foregoing are declared to be a part of and real estate whether physically attached thereto or not, and it is agreed that all similar appliances, 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 right 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.

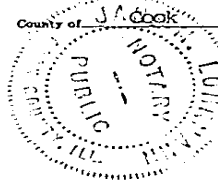
\_\_\_\_\_  
[SEAL] *Thomas J. Petruzzelli* [SEAL]  
\_\_\_\_\_  
[SEAL] Thomas J. Petruzzelli [SEAL]

STATE OF ILLINOIS

I, \_\_\_\_\_, undersigned

County of Jacob

am a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT  
Thomas J. Petruzzelli



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 free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and Notarial Seal this 5th day of June A. D. 19 81

*James H. Lohmeyer*  
Notary Public.

THE COVENANTS, CONDITIONS AND PROVISIONS REFERRED TO ON PAGE 1 (THE REVERSE SIDE OF THIS TRUST DEED)

The Trustee shall be bound to see that all taxes and assessments now or hereafter on the premises which may become due and payable... shall be paid by the Trustee... The Trustee shall also be bound to see that all taxes and assessments now or hereafter on said premises insured against loss or damage by fire, lightning or other causes... shall be paid by the Trustee... The Trustee shall also be bound to see that all taxes and assessments now or hereafter on said premises insured against loss or damage by fire, lightning or other causes... shall be paid by the Trustee...

85902768

EN1201 440719 8 250777

**IMPORTANT**  
FOR THE PROTECTION OF BOTH THE BORROWER AND LENDER, THE NOTE REFERRED TO BY THIS TRUST DEED SHOULD BE IDENTIFIED BY THE NAME NAMED HEREIN BY ONE OF THE TRUST DEEDS ON FILE IN THIS OFFICE.

The Instrument Now mentioned in the within Trust Deed has been identified  
Research File Identification No. **1025-TD**  
**NORTHWEST COMMERCIAL BANK** as Trustee.  
Vice President

D E L I V E R I N G INSTRUCTIONS OR RECORDER'S OFFICE BOX NUMBER

NAME: Northwest Commerce Bank  
STREET: 9575 W. Higgins Rd.,  
CITY: Rosemont, Illinois 60018

FOR RECORDER'S INDEX PURPOSES  
INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

**1.00**

9602 W. Higgins Rd., Unit #3D  
Rosemont, Illinois 60018

END OF RECORDED DOCUMENT