



TRUST DEED

COOK COUNTY, ILLINOIS
FILED FOR RECORD

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THE ABOVE SPACE FOR RECORDER'S USE ONLY

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THIS INSTRUMENT, made August 1, 1984, between Donald J. Steffens, a Widower

herein referred to as "Mortgagors," and BANK OF RAVENSWOOD, an Illinois corporation doing business in Chicago, Illinois, herein referred to as TRUSTEE, witnesseth:

THAT, WHEREAS the Mortgagors are justly indebted to the legal holders of the Promissory Note hereinafter described, said legal holder or holder being referred to as Holders of the Note, in the principal sum of

TWO HUNDRED FIFTY TWO THOUSAND AND 00/100-----(\$252,000.00)----- Dollars, evidenced by one certain Installment Note of the Mortgagors of even date herewith, made payable to THE ORDER OF BANK OF RAVENSWOOD

and delivered, in and by which said Note the Mortgagors promise to pay the said principal sum and interest from date hereof on the balance of principal remaining from time to time unpaid at a rate equal to three percent (3%) over the prime rate of the Lender as announced and determined from time to time.

PAYABLE IN INSTANT FUNDS ON APRIL 1, 1985

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;

and all of said principal and interest being made 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 Bank of Ravenswood in said City,

NOW, THEREFORE, the Mortgagors 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 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 Glenview COOK COUNTY, ILLINOIS, to wit:

RIDER ATTACHED HERETO, IS EXPRESSLY MADE A PART HEREOF:

Parcel 1:
All of Walther's Resubdivision, being a Resubdivision of Lot 1 in Woodlawn Unit No. 2, Subdivision of the North Ten (10) acres (except the South 194.77 feet and except the West 200.00 feet thereof) of the South One Half (S 1/2) of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section 25, Township 42 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:
Unit Number 9009-31, in the Golf Towers Condominium, as delineated on a survey of the following described real estate:
That part of the North West 1/4 of the North East 1/4 of Section 15, Township 41 North, Range 12, East of the Third Principal Meridian, described as follows:
Commencing at the North East corner of said North West 1/4 of the North East 1/4; thence South along the East Line of said North West 1/4 of the North East 1/4, a distance of 525 feet; thence West on a line parallel with the North line of said North West 1/4 of the North East 1/4, a distance of 450 feet; thence North Parallel with the East line of said North West 1/4 of the North East 1/4, a distance of 535 feet to the North line of the North West 1/4 of the North East 1/4; thence East along said North line, 450 feet to the point of beginning, in Cook County, Illinois;
which survey is attached as Exhibit "A" to the Declaration of Condominium registered as Document Number LR. 3070205, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

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Property of Cook County Clerk's Office

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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 Mortgagors 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 sunnily 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, inador beds, awnings, stoves and water heaters. All of 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.

Donald J. Steffens (Signature) [SEAL] [SEAL]

STATE OF ILLINOIS, I, the undersigned, a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT Donald J. Steffens, a Widower

County of Cook 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.

Given under my hand and Notarial Seal this 11th day of August 1984. MY COMMISSION EXPIRES NOV. 4, 1987 [Signature] Notary Public

