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GEORGE E. COO
LEGAL FORMS

APRIL 1980

TRUST DEED (ILLINOIS)
For Use With Note Form #448
(Monthly Payments Including Interest)

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CAUTION: Consult a lawyer before signing or acting under this form.
Awards may be made by the court in cases of fraud or mistake.

THIS INSTRUMENT, made March 1, 1985
between DENNIS J. KING

303 Enterprise Drive, Mt. Prospect, IL
(NO. AND STREET) (CITY) (STATE)
herein referred to as "Mortgagors," and RALPH J. KING

12219 Lake Forest Dr., Dunlap, Illinois
(NO. AND STREET) (CITY) (STATE)

herein referred to as "Trustee," witnesseth: That Whereas Mortgagors are justly 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 promise to pay the principal sum of Thirty Thousand and no/100 (\$30,000.00)

Dollars, and interest from March 1, 1985 on the balance of principal remaining from time to time unpaid at the rate of 15 per cent per annum, such principal sum and interest to be payable in installments as follows: Three Hundred Two and 90/100 (\$302.90) Dollars on the 1st day of April, 1985, and Three Hundred Two and 90/100 (\$302.90) Dollars on the 1st day of each and every month thereafter until 1007 is fully paid, except that the first payment of principal and interest, if not sooner paid, shall be due on the 1st day of January, 1988. 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 installments constituting principal, to the extent thereof and when due, to bear interest after the date for payment thereof at the rate of 15 per cent per annum, and all such payments being made payable to 12219 Lake Forest Dr., Dunlap, Illinois or at such other place as the legal holder of the note may, from time to time, in writing appoint, which note further provides that at the election of the legal holder thereof and without notice, the principal sum remaining unpaid thereon, together with accrued interest thereon, shall become at once due and payable, at the place of payment aforesaid, in case default shall occur in the payment, when due, of any installment of principal or interest in accordance with the terms thereof or in case default shall occur and continue for three days in the performance of any other agreement contained in this Trust Deed (in which event election may be made at any time after the expiration of said three days, without notice), and that all parties thereto severally waive presentment for payment, notice of delinquency, protest and notice of protest.

NOW THEREFORE, to secure the payment of the said principal sum of money and interest in accordance with the terms, provisions and limitations of the above mentioned note and 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, Mortgagors by these presents CONVEY AND WARRANT unto the Trustee, his or his 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 Palatine, COUNTY OF Cook, AND STATE OF ILLINOIS, to-wit:

SEE LEGAL DESCRIPTION ATTACHED

15 MAR 85 2:55

This Document is being recorded to correct an omission

which, with the property hereinafter described, is referred to herein as the "premises."

TOGETHER with all improvements, tenements, easements, and appurtenances thereto, including, and all rents, issues and profits thereof for so long and during all such times as Mortgagors may be entitled thereto (which rents, issues and profits shall be paid primarily and on a parity with said real estate and to a secondarily), and all fixtures, apparatus, equipment or articles now or hereafter attached thereto or thereunto used to supply heat, gas, water, light, power, refrigeration and air conditioning (whether single units or centrally controlled), and ventilation, including (without restricting the foregoing) screens, window shades, awnings, storm doors and windows, floor coverings, radiator beds, stoves and water heaters. All the foregoing are declared and agreed to be a part of the mortgaged premises whether physically attached thereto or not, and it is agreed that all fixtures and additions and all similar or other apparatus, equipment or articles hereafter placed on the premises by Mortgagors or their successors or assigns shall be a part of the mortgaged premises.

TO HAVE AND TO HOLD the premises unto the said Trustee, his or his 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 Mortgagors do hereby expressly release and waive.

The name of a record owner is: DENNIS J. KING

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 hereby are made a part hereof the same as though they were here set out in full and shall be binding on Mortgagors, their heirs, successors and assigns.

Witness the hands and seals of Mortgagors the day and year first above written.

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)

Dennis J. King

State of Illinois, County of Cook

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that Dennis J. King

APPEAR HERE

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 official seal this 15th day of March, 1985.

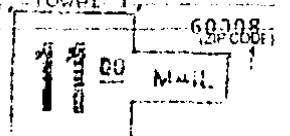
1985

John C. Broihier, Attorney at Law, 1701 Golf Rd., Ste. 805, Rolling Meadows, Illinois 60008

Notary Public

This instrument was prepared by John C. Broihier, Attorney at Law, 1701 Golf Rd., Ste. 805, Rolling Meadows, Illinois 60008
Mad this instrument to John C. Broihier, 1701 Golf Road, Suite 805, Tower 1, Rolling Meadows, Illinois (CITY) (STATE)

OR RECORDER'S OFFICE BOX NO.



1701 GOLF RD. STE. 805 ROLLING MEADOWS, ILL. 60008

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PARCEL 1:

Unit No. 1-C-2 as delineated on the survey of part of the following described parcel of real estate: the West 334.79 feet of the South West 1/4 of the North East 1/4 of Section 12, Township 42 North, Range 10 East of the Third Principal Meridian, lying North of the center line of Rand Road, all in Cook County, Illinois, which survey is attached as Exhibit "A" to Declaration of Condominium Ownership and of Easements, Covenants and Restrictions for Baldwin Court Condominium made by Midwest Bank and Trust Company, an Illinois Banking Corporation, as Trustee Under Trust No. 72-10916, recorded in the office of the Recorder of Deeds of Cook County, Illinois, as Document Number 22368743; together with a percentage of the common elements appurtenant to said unit as set forth in said declaration, as amended from time to time, which percentage shall automatically change in accordance with amended declarations as the same are filed of record pursuant to said Declaration, and together with additional common elements as such amended Declarations are filed of record, in the percentages set forth in such amended declarations, which percentages shall automatically be deemed to be conveyed effective on the recording of each such amended declaration as though conveyed thereby

also

PARCEL 2:

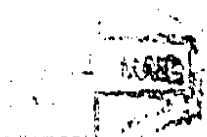
Easement appurtenant to and for the benefit of Parcel 1 as set forth in the declaration of easements made by Midwest Bank and Trust Company, as Trustee under Trust Agreement dated October 2, 1972 and known as Trust No. 72 10 916 and recorded December 20, 1972 in the Office of the Recorder of Deeds of Cook County, Illinois, as Document No. 22163198, all in Cook County, Illinois.

Permanent Index No.: 02-12-200-019-1006

Commonly Known as : 1303 Baldwin Court, #2C
Palatine, Illinois 60067

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