

UNOFFICIAL COPY

TRUST DEED

86627177



84-345 C19910

CTTC 7

THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made December 23 19 86, between MANUBHAI B. PATEL and SAVITABEN PATEL, HIS WIFE and RANJITBHAI B. PATEL and GITA R. PATEL, His Wife

FIRST NATIONAL BANK OF DES PLAINES

herein referred to as "Mortgagors," and ~~THE FIRST NATIONAL BANK AND TRUST COMPANY~~, 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 Instalment Note hereinafter described, said legal holder or holders being herein referred to as Holders of the Note, in the principal sum of

ONE HUNDRED SIXTY THOUSAND AND NO/100 ----- (\$160,000) ----- Dollars,

evidenced by one certain Instalment Note of the Mortgagors of even date herewith, made payable to THE ORDER OF BEARER

and delivered, in and by which said Note the Mortgagors promise to pay the said principal sum and interest from date of disbursement on the balance of principal remaining from time to time unpaid at the rate of 10.50 per cent per annum in instalments (including principal and interest) as follows:

One Thousand Seven Hundred Sixty-Eight and 70/100--/ (\$1,768.70) Dollars or more on the 20th day of January 19 87, and One Thousand Seven Hundred Sixty-Eight and 70/100 Dollars or more on the 20th 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 20th day of December, 2001. 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 instalment unless paid when due shall bear interest at the rate of 13.50 per annum, and all of said principal and interest being made payable at such banking house or trust company in Des Plaines 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 First National Bank of Des Plaines 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 Elk Grove COUNTY OF Cook AND STATE OF ILLINOIS, to wit:

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 supply 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, mador 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 for 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 ^{of} and seal ^{of} of Mortgagors the day and year first above written.

Manubhai B. Patel
Manubhai B. Patel

Ranjitbhai B. Patel
Ranjitbhai B. Patel

Savitaben Patel
Savitaben Patel

Gita R. Patel
Gita R. Patel

STATE OF ILLINOIS,

County of Cook

I, Mr. Marshall Brewer
Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT Manubhai B. Patel and Savitaben Patel, His Wife and Ranjithbhai B. Patel and Gita R. Patel, His Wife

who are personally known to me to be the same person and whose name are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said Instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 23rd day of December 19 86

Marshall Brewer Notary Public

Notarial Seal

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Parcel 1: That part of Lot 1 in Wild Oak Subdivision being a Subdivision in the Southeast 1/4 of Section 21 and the Southwest 1/4 of Section 22, Township 41 North, Range 12 East of the Third Principal Meridian, lying east of the west line of said Section 22, described as follows: Beginning at a point on the east line of said lot, 30.0 feet South of the Northeast corner of said lot, (said East line having a bearing of South 00 degrees 00 minutes 00 seconds West for the purposes of this description); thence continuing South 00 degrees 00 minutes 00 seconds West on the East line of said lot, 140.00 feet; thence South 90 degrees 00 minutes 00 seconds West 66.0 feet; thence South 00 degrees 00 minutes 00 seconds West on a line parallel with the East line of said lot, 90.0 feet; thence South 90 degrees 00 minutes 00 seconds West, 49.80 feet; thence North 30 degrees 00 minutes 00 seconds West, 130.93 feet; thence North 57 degrees 14 minutes 29 seconds East, 215.54 feet to the point of beginning, according to Plat recorded March 31, 1971 as Document 21436102 in Cook County, Illinois.

Parcel 2: Easement for the benefit of Parcel 1 as created by Deed from National Bank of Austin, a national banking association, as trustee under Trust Agreement dated October 27, 1970 and known as Trust No. 4959 to Filippo Leone and Luigia Leone, his wife, dated November 1, 1972, and recorded March 9, 1973 as Document 22245768 and in instrument recorded as Document 22245769 for ingress and egress as set forth in the Plat of Survey recorded March 31, 1971 as Document 21436102 (except that part thereof falling in Parcel 1) all in Cook County, Illinois.

Commonly known as: 626 N. Carroll Square, Elk Grove Village, IL

P.I.N. 08-22-404-034 **E00₁₁**

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Property of Cook County Clerk's Office

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COOK COUNTY RECORDER

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