

EXHIBIT A 8 5 1 7 3
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Unit A 404 in NORTH SHORE TOWERS CONDOMINIUM as delineated on the Plat of Survey of the following described Real Estate:

lots 1 to 20, both inclusive (except that part taken for Gross Point Road) and lot "A" in Hillcrest Manor third addition, a subdivision of part of the northeast 1/4 of the northwest 1/4 of Section 15, Township 41 North, Range 13, east of the third principal meridian

also *PIN# 10-15-101-024-1043* *MS*

That part of the northeast 1/4 of the northwest 1/4 of Section 15, Township 41 north, range 13, east of the third principal meridian, bounded and described as follows: Commencing at the northwest corner of the northeast 1/4 of the northwest 1/4 of said Section 15; thence east along the north line of said section 15, 255.62 feet; thence southwesterly in a straight line to a point on the west line of said northeast 1/4 of the northwest 1/4 which is 255.62 feet south of the northwest corner of said northeast 1/4 of the northwest 1/4; thence north 255.62 feet to the place of beginning (except the north 40 feet thereof)

also

Commencing at a point on the west line of the northeast 1/4 of the northwest 1/4 of Section 15, Township 41 North, Range 13, east of the third principal meridian, 445.1 feet south of the north line of said northeast 1/4 of the northwest 1/4; thence south along said west line 151.9 feet to the center line of the road; thence northeasterly at an angle of 45 degrees 59 minutes along the center line of said road 178.3 feet; thence northwesterly at right angles from the center line of road 110.0 feet; thence southwesterly 72.8 feet to the place of beginning (except the southeasterly 40 feet thereof), all in Cook County, Illinois.

also

All that part of vacated Kenton Avenue lying north of the northerly line of Gross Point Road and all of the vacated 16 ft. public alley lying southeasterly of lot "A" and lying northwesterly of lots 1 to 20, both inclusive, in Hillcrest Manor third addition, a subdivision of part of the northeast 1/4 of the northwest 1/4 of section 15, Township 41 North, Range 13, east of the third principal meridian, in Cook County, Illinois;

which Survey is attached to the DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR NORTH SHORE TOWERS CONDOMINIUM made by First National Bank of Skokie, as Trustee under Trust Agreement dated September 20, 1977, and known as Trust No. 506221 registered in the Office of the Registrar of Titles of Cook County, Illinois as Document No. 3083962 together with an undivided .010824 percent interest in said Real Estate (excepting from said Real Estate all the property and space comprising all the Units thereof as defined and set forth in said Declaration and Survey).

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the above-described Real Estate, the rights and easements for the benefit of said Real Estate set forth in the aforementioned Declaration, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the aforementioned Declaration for the benefit of the remaining property described herein.

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

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PERM. R.E. TAX # 10-15-101-024-1043

ADDRESS: 9558 Gross Point Rd.
Unit A 404

Property of Cook County Clerk's Office

UNOFFICIAL COPY

12.00
(State)

THIS INDENTURE, WITNESSETH, That Loyal I. Carlson
 (hereinafter called the Grantor), of 9558 Grosa Point Road, Skokie, Illinois
 (No and Street) (City) (State)
 for and in consideration of the sum of One Hundred Two Thousand Dollars and NO/100----- Dollars
 in hand paid, CONVEY AND WARRANT to BANK OF NORTHFIELD
 of 400 Central Avenue, Northfield, Illinois 60093
 (No and Street) (City) (State)
 and to his successors in trust hereinafter named, for the purpose of securing performance of the covenants and agreements herein, the fol-
 lowing described real estate, with the improvements thereon, including all heating, air-conditioning, gas and plumbing apparatus and fixtures,
 and everything appurtenant thereto, together with all rents, issues and profits of said premises, situated in the village
 of Skokie County of Cook and State of Illinois, to-wit:

LEGAL: See Attached
 PERM. R.E. # 10-15-101-024-1043
 ADDRESS: Same

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.
 IN TRUST, nevertheless, for the purpose of securing performance of the covenants and agreements herein
 WHEREAS, The Grantor Loyal I. Carlson
 justly indebted upon his principal promissory note bearing even date herewith, payable

to the Bank of Northfield in 120 payments of \$1,348.62 beginning on
 June 29, 1986 due on May 29, 1986. The principal balance is \$102,000.00
 at a rate of 10.00% simple, and any renewals or extension thereof.

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THE GRANTOR covenants and agrees as follows: (1) To pay said indebtedness, and the interest thereon, herein and in said note or
 notes provided, or according to any agreement extending time of payment, (2) to pay when due in each year, all taxes and assessments
 against said premises, and on demand to exhibit receipts therefor, (3) within sixty days after destruction or damage to rebuild or restore
 all buildings or improvements on said premises that may have been destroyed or damaged, (4) no claims to said premises shall not be
 committed or suffered, (5) to keep all buildings now or at any time on said premises insured in companies to be selected by the grantee
 herein, who is hereby authorized to place such insurance in companies acceptable to the holder of the first mortgage indebtedness, with
 loss clause attached payable 100% to the first Trustee or Mortgagee, and second, to the Trustee herein as then interests may appear, which
 policies shall be left and remain with the said Mortgagee or Trustees until the indebtedness is fully paid, (6) to pay all prior incumbrances,
 and the interest thereon, at the time or times when the same shall become due and payable.

IN THE EVENT of failure so to insure, or pay taxes or assessments, or the interest thereon when due, the
 grantee or the holder of said indebtedness, may procure such insurance, or pay such taxes or assessments, or discharge or purchase any tax
 lien or title affecting said premises or pay all prior incumbrances and the interest thereon from time to time; and all money so paid, the
 Grantor agrees to repay immediately without demand, and the same with interest thereon from the date of payment at eight per cent
 per annum shall be so much additional indebtedness secured hereby.

IN THE EVENT of a breach of any of the aforesaid covenants or agreements the whole or said indebtedness, including principal and all
 earned interest, shall, at the option of the legal holder thereof, upon notice, become immediately due and payable, and with interest
 thereon from time of such breach at eight per cent per annum, and be recoverable by foreclosure thereof, or by suit at law or both, the
 same as if all of said indebtedness had then matured by express terms.

IT IS AGREED by the Grantor that all expenses and disbursements paid or incurred in behalf of plaintiff in connection with the fore-
 closure hereof including reasonable attorney's fees, of record for documentary evidence, stenographer's charges, cost of procuring or com-
 pleting abstract showing the whole title of said premises embracing foreclosure decree shall be paid by the Grantor, and the like
 expenses and disbursements, occasioned by any suit or proceeding wherein the grantee or any holder of any part of said indebtedness, as
 such, may be a party, shall also be paid by the Grantor. All such expenses and disbursements shall be an additional lien upon said premises,
 shall be taxed as costs and included in any decree that may be rendered in such foreclosure proceedings; which proceeding, whether de-
 cree of sale shall have been entered or not shall not be dismissed, nor release hereof given, until all such expenses and disbursements, and
 the costs of suit, including attorney's fees, have been paid. The Grantor for the Grantor and for the heirs, executors, administrators and
 assigns of the Grantor waives all right to the possession of, and income from, said premises pending such foreclosure proceedings, and
 agrees that upon the filing of a complaint to foreclose this Trust Deed, the court in which such complaint is filed, may at once and with-
 out notice to the Grantor, or any party claiming under the Grantor, appoint a receiver to take possession or charge of said premises
 with power to collect the rents, issues and profits of the said premises.

The name of a record owner is: Loyal I. Carlson
 IN THE EVENT of the death or removal from said Cook County of the grantee, or of his resignation,

refusal or failure to act, then BANK OF NORTHFIELD of said County is hereby appointed to be
 first successor in this trust; and if for any like cause said first successor fail or refuse to act, the person who shall then be the acting Recorder
 of Deeds of said County is hereby appointed to be second successor in this trust. And when all the aforesaid covenants and agreements are
 performed, the grantee or his successor in trust, shall release said premises to the party entitled, on receiving his reasonable charges.

Witness the hand and seal of the Grantor this 29th day of May, 19 86.

(Signature)
 Loyal I. Carlson (SEAL)

MAIL TO

This instrument was prepared by Teresa Salazar, Bank of Northfield, 400 Central Ave., Nfld., Il.
 (NAME AND ADDRESS) 60093

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STATE OF Illinois)
COUNTY OF Cook) ss.

I, Marilyn Governile, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Loyal L. Carlson

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 29th day of May, 19 86.

(Impress Seal Here)


Marilyn Governile
Notary Public

Commission Expires My Commission Expires Feb 21, 1987

Property of Cook County Clerks Office
86271525
32512298

BOX No. _____

SECOND MORTGAGE
Trust Deed

TO
