



TRUST DEED
THIS INSTRUMENT PREPARED
BY: JOHN G. SPATUZZA
221 N. LA SALLE ST.
CHICAGO, IL 60601
CTTC

THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made August 24 19 87, between
LAWRENCE BERLAND

herein referred to as "Mortgagors", and CHICAGO TITLE 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 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
ONE HUNDRED THIRTY THOUSAND AND NO/100 (\$130,000.00)----- 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 in instalments as follows:

NINE HUNDRED TWO AND 77/100 (\$902.77)----- Dollars
or more on the 1st day of October 19 87 and NINE HUNDRED TWO AND 77/100 (\$902.77)----- Dollars or more on the 1st day of each Month thereafter, to and including the 1st day of August 19 92, with a final payment of the balance due on the 1st day of September 1992, with interest from August 24, 1987 on the principal balance from time to time unpaid at the rate of * per cent per annum; each of said instalments of principal bearing interest after maturity at the rate of ** per cent per annum, 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 The National Republic Bank of Chicago 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 City of Chicago COUNTY OF COOK AND STATE OF ILLINOIS

Lot 35 in Block 5 in Fuller's Second Addition To Chicago to the South Half of the Southeast Quarter in Section 30, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois

Permanent Index Number: 14-30-410-028, Volume 491

Common Address: 2428 North Ashland Avenue, Chicago, Illinois

* Two (2) percent over the prime rate of interest as established, from time to time, by the First National Bank of Chicago payable monthly.

** Four (4) percent over said prime rate

DEPT-01 RECORDING \$12.25
T#1111 TRAN 8591 08/24/87 11:38:00
#3377 # A # 87-471254
COOK COUNTY RECORDER

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, 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 hereinafter 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.

Lawrence Berland
LAWRENCE BERLAND

[SEAL] _____ [SEAL]

[SEAL] _____ [SEAL]

STATE OF ILLINOIS, } I, JOHN G. SPATUZZA
County of Cook } SS. A Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT
LAWRENCE BERLAND

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 24th day of August, 19 87.

John G. Spatuzza
Notary Public.

Notarial Seal

87471254

87471254

