

CTTC 1

THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made December 22 1986 between David E. Pellegrini and Susan E. Pellegrini, his wife

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 principal Promissory Note hereinafter described, said legal holder or holders being herein referred to as Holders of the Note, in the Principal Sum of THIRTY-EIGHT THOUSAND SIX HUNDRED AND SEVEN and 64/100 (\$38,607.64)

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

and delivered, in and by which said Principal Note the Mortgagors promise to pay the said principal sum on June 30, 1987 with interest thereon from December 22, 1986 until maturity at the rate of nine percent per annum, payable ~~semi-monthly~~ on the 30th day of June, 1987 ~~and of xxxxxxxxxxxxxxx~~ of said principal and interest being made payable at such banking house or trust company in Schaumburg, 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 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 Schaumburg COUNTY OF COOK AND STATE OF ILLINOIS,

to wit: SEE LEGAL DESCRIPTION ATTACHED HERETO

P.I.N. 07-20-400-017-1241

Commonly known as: 1308 Forestdale, Schaumburg, IL

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 (or so long and during all such times as Mortgagors may be entitled thereto (which are pledged primarily and in 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, radiator 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 used 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.

David E. Pellegrini [SEAL] Susan E. Pellegrini [SEAL]

STATE OF ILLINOIS, } ss. EDWIN H. SHAPIRO a Notary Public in and for the residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT County of LAKE } David E. Pellegrini and Susan E. Pellegrini, his wife

who personally known to me to be the same person whose name are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they 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 22nd day of DECEMBER, 1986.

Notarial Seal

Edwin H. Shapiro Notary Public

7070 821 8101 0618 728990

12.00

1308 Forestdale

BOX 333

7 W. Schaumburg Road Schaumburg, IL 60184

Edwin H. Shapiro Attorney at Law

FOR RECORDER'S INDEX PURPOSES INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

MAIL TO: AND PREPARED BY:

FOR THE PROTECTION OF BOTH THE BORROWER AND LENDER THE PRINCIPAL NOTE SECURED BY THIS TRUST DEED SHOULD BE IDENTIFIED BY CHICAGO TITLE AND TRUST COMPANY, TRUSTEE, BEFORE THE TRUST DEED IS FILED FOR RECORD.

CHICAGO TITLE AND TRUST COMPANY, Trustee  
Assistant Secretary  
Assistant Vice President

716488

This trust deed... The provisions of the Trust and Trustee Act of the State of Illinois shall be applicable to this trust deed... 1. Trustee shall release this trust deed and the lien thereon by proper instrument... 2. Trustee has no duty to examine the title, location, existence or condition of the premises...

3. Trustee shall release this trust deed and the lien thereon by proper instrument... 4. Trustee shall release this trust deed and the lien thereon by proper instrument... 5. Trustee shall release this trust deed and the lien thereon by proper instrument...

6. Mortgagee shall pay before any penalty attaches all general taxes, special assessments, water charges, sewer service charges, and other charges against the premises when due, and shall pay special taxes, special assessments, water charges, sewer service charges, and other charges against the premises when due... 7. Mortgagee shall keep all buildings and improvements now or hereafter situated on said premises insured against loss or damage by fire, lightning and windstorms...

8. Mortgagee shall keep all buildings and improvements now or hereafter situated on said premises insured against loss or damage by fire, lightning and windstorms... 9. Mortgagee shall keep all buildings and improvements now or hereafter situated on said premises insured against loss or damage by fire, lightning and windstorms...

10. Mortgagee shall keep all buildings and improvements now or hereafter situated on said premises insured against loss or damage by fire, lightning and windstorms... 11. Mortgagee shall keep all buildings and improvements now or hereafter situated on said premises insured against loss or damage by fire, lightning and windstorms...

THE COVENANTS, CONDITIONS AND PROVISIONS REFERRED TO ON PAGE 1 (THE REVERSE SIDE OF THIS TRUST DEED):

25863078

Unit 621, as delineated on Plat of Survey of Lts 2 and 3 and that part of Lot 4 in Weathersfield Commons Park, being a Subdivision in the South East 1/4 of Section 20, Township 41 North, Range 10 East of the Third Principal Meridian in Cook County, Illinois, lying South of a line drawn at right angles to the East line of said Lot 4 through a point ~~at the~~ East line of said Lot 4, 583.59 feet Northerly of the South East Corner of said Lot 3, in Weathersfield Commons Park, being a Subdivision in the South East 1/4 of Section 20, Township 41 North, Range 10 East of the Third Principal Meridian, according to the Plat thereof recorded April 8, 1972 as Document Number 21129674 in Cook County, Illinois, which Survey is attached as Exhibit 'A' to Declaration establishing a plan for condominium ownership made by Campanelli, Incorporated recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document Number 21854990 and as amended 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 same are filed of Record pursuant to said Declaration, and together with additional common elements as such amended Declaration are filed for record in the percentages set forth in such amended Declarations, which percentages shall automatically be deemed to be conveyed effective on the recording of such amended Declaration as though conveyed hereby, in Cook County, Illinois.

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Clerk's Office