

UNOFFICIAL COPY

TRUST DEED

1987 MAR 3 12:54 PM '87 87168043

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THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE, made February 28 1987, between

12.00

DR FREDERICK TAN AND MERCEDITA TAN, His Wife;
herein referred to as "Mortgagors," and
MARQUETTE NATIONAL BANK,

a national Banking Association 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

FORTY THOUSAND AND NO/100 DOLLARS----- Dollars,
evidenced by one certain Instalment Note of the Mortgagors of even date herewith, made payable to 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 9% per cent per annum in instalments as follows: Four Hundred Five And 71/100 (\$405.71)

Dollars on the first day of May 19 87 and Four Hundred Five And 71/100 (\$405.71)

Dollars on the first 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 first day of April 2002 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 ~~the applicable lawful rate~~ 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 MARQUETTE NATIONAL BANK in said City.

NOW, THEREFORE, the Mortgagors in 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, 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 County OF Cook AND STATE OF ILLINOIS, to wit: Prospect Heights Cook

(SEE ATTACHED)

which, with the property hereinafter described, is referred to herein as the "premises."
TOGETHER with all improvements, tenements, easements, fixtures, and appurtenances therein belonging, and all issues and profits thereof for so long and during all such times as Mortgagors may be entitled therein (which are pledged primarily and on a parity with said real estate and not secondarily) and all apparatus, equipment or articles now or hereafter thereon or thereon used to supply heat, gas, air conditioning, water, light, power, refrigeration (whether single unit or centrally controlled), and ventilation, including (without restricting the foregoing) awnings, 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 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.

X Dr. Frederick Tan (SEAL) X Mercedita Tan (SEAL)

STATE OF ILLINOIS, I, the undersigned, a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT County of Cook Dr. Frederick Tan and Mercedita Tan, his wife,

who are personally known to me to be the same persons, whose names 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 including the release and waiver of the right of homestead.

"OFFICIAL SEAL" Notary Public, State of Illinois My Commission Expires June 16, 1990

GIVEN under my hand and Notarial Seal this 28th day of February A.D. 1987.

MAR 31 1987 11:08-6801

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1089-80-157815A

FOR THE PROTECTION OF BOTH THE BORROWER AND LENDER,
THE NOTE SECURED BY THIS TRUST DEED SHOULD BE IDENTIFIED BY THE TRUSTEE NAMED HEREIN BEFORE THE TRUST DEED IS FILED FOR RECORD.
IMPORTANT

The instrument mentioned in the within Trust Deed has been identified herewith under Identification No. L.R.L. No. 6964
MARQUETTE NATIONAL BANK, TRUSTEE

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

1. The Trustee of the notes hereby secured making any payment hereunder shall have the right to... (text continues)

2. Any bill, statement or estimate prepared by the Trustee shall be binding on the Borrower... (text continues)

3. The Trustee shall have the right to inspect and audit the books and accounts of the Borrower... (text continues)

4. The Trustee shall have the right to demand and receive... (text continues)

5. The Trustee shall have the right to... (text continues)

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15. The Trustee shall have the right to... (text continues)

16. The Trustee shall have the right to... (text continues)

17. In addition to the monthly payment... (text continues)

18. With respect to any deposit of funds made... (text continues)

19. The Trustee shall have the right to... (text continues)

20. The Trustee shall have the right to... (text continues)

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Unit 202 S as delineated on survey of the following described parcel of real estate which survey is attached as Exhibit "B" to the Declaration of Condominium Ownership made by Amalgamated Trust and Savings Bank, as Trustee under Trust Number 2302; and recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document Number 24,489,033 as described as follows:

That part of the East 40 acres of the West 1/2 of the Northwest 1/4 of Section 24, Township 42 North, Range 11, East of the Third Principal Meridian, lying South of the North line of the South 1/2 of the Northwest 1/4 (except the West 40 feet thereof) in Cook County, Illinois, together with a percentage of 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 said 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.

✓ P.I.# 03-24-100-037-1038 Volume: 233

Office