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THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made February 5 1988 between Ramon Villanueva

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 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 Fifteen Thousand (\$15,000.00)

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 and interest from February 5, 1988 on the balance of principal remaining from time to time unpaid at the rate of 12.0 percent per annum in instalments (including principal and interest) as follows:

Four Hundred and Ninety Eight and 22/100 (\$498.22) Dollars or more on the 5th day of March 1988 and Four Hundred and Ninety Eight and 22/100 (\$498.22) Dollars or more on the 5th 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 5th day of February, 1991. 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 15.0 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 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, to wit:

See legal description attached hereto as Exhibit A.

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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, madder 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.

Ramon Villanueva (SEAL) Ramon Villanueva (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 Ramon Villanueva

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 5th February 1988

[Signature] Notary Public

Notarial Seal



# UNOFFICIAL COPY

LEGAL DESCRIPTION (Exhibit A) *REV.*

Unit #17F & G31, as delineated on the Plat of Survey of the following described real estate (taken as tract):

Lots 7 and 8 and the North 19.9 feet of Lot 9 in Subdivision by John Borden and Other of Lot 15 except the North 47 10/12 feet thereof) in Bronson's Addition to Chicago (excepting from said premises that part taken or used for alley purposes) all in Section 4, Township 39 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois.

Which plat of survey is attached as Exhibit "A" to the Declaration of Condominium made by American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated December 20, 1978, known as Trust Number 45520, and not individually, filed in the Office of the Recorder of Deeds of Cook County, Illinois, on June 1, 1979, as Document No. 24 984 139, together with its undivided percentage interest in said Parcel as set forth in said Declaration (excepting from the Parcel all the property and space comprising all of the Units thereof as defined and set forth in said Declaration and Survey.

Permanent Index Number: 17-04-217-068-1087 <sup>17F</sup> Volume: 498

Permanent Index Number: 17-04-217-068-1118 Volume: 498

Commonly known as: 1340 Dearborn Street, Unit 17F <sup>G-31</sup> *IN*  
Chicago, Illinois 60610

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COOK COUNTY RECORDER

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