

UNOFFICIAL COPY



TRUST DEED

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THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made October 31, 19 89 between Eldon Grossman, A Bachelor

herein referred to as "Trustors," and CHICAGO TITLE AND TRUST COMPANY, an Illinois corporation doing business in Chicago, Illinois, herein referred to as TRUSTEE, witnesseth:

THAT, WHEREAS Trustors are justly indebted to the legal holders of the Instalment Note (the "Note") made payable to THE ORDER OF BEARER and hereinafter described, said legal holder or holders being herein referred to as the "Holders of the Note"

- in the Total of Payments of \$ 11,340.00 or
- in the Principal or Actual Amount of Loan of \$ _____, together with interest on unpaid balances of the Actual (Principal) Amount of Loan at the Rate of Charge set forth in the Note.

It is the intention hereof to secure the payment of the total indebtedness of Trustors to the Holders of the Note, within the limits prescribed herein whether the entire amount shall have been advanced to Trustors at the date hereof or at a later date.

NOW, THEREFORE, Trustors 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 Trustors 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 Trustee, its successors and assigns, the following described real property and all of their estate, right, title and interest therein, situate, lying and being in the CITY OF Chicago AND STATE OF ILLINOIS,

to wit:

LOT 32 AND THE SOUTH ONE THIRD OF LOT 33 IN BLOCK 2 IN WISNERS SUBDIVISION OF LOTS 8 AND 9 IN BRANDS SUBDIVISION OF THE NORTH EAST QUARTER OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 2819 N SPAULDING CHICAGO, IL 60618

PERMANENT PARCEL # 13-26-228-014

PAPERS PREPARED BY: JUDITH A HILL 1131 WINDBROOKE DR BUFFALO GROVE, IL 60089

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COOK COUNTY RECORDER 11/02/89 14:25:00

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 Trustors 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 premises whether physically attached thereto or not, and it is agreed that all similar apparatus, equipment or articles hereafter placed in the premises by Trustors or their successors or assigns shall be considered as constituting part of the premises.

TO HAVE AND TO HOLD the premises unto 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 Trustors do hereby expressly release and waive.

This Trust Deed is subject to a prior mortgage dated 10-1-19 88, executed by Trustors to Margaretten & Company, Inc. as mortgagee, which prior mortgage secures payment of a promissory note in the principal amount of \$ 61,449.00. That prior mortgage was recorded on 10-17-88, 19 in the Recorder's Office (or if the property is registered, filed in the Office of the Registrar of Titles) of Cook County, Illinois in Book of Mortgages at page doc # 8847702.

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 trustors, their heirs, successors and assigns.

WITNESS the hand _____ and seal _____ of Trustors the day and year first above written.

[SEAL] _____ [SEAL]

[SEAL] _____ [SEAL]

STATE OF ILLINOIS,

I, Vera C. Covone

COUNTY OF DuPage

SS. a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT Eldon Grossman, A Bachelor

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 own free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 31st day of Oct., 19 89.

Notarial Seal

Vera C. Covone
Expires 2-11-90 Notary Public

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