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THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made April 27, 19 89, between

YAKOV GRINSHPUN AND ADELINA GRINSHPUN, 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 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

FIFTY THOUSAND AND NO/100 (\$50,000.00) 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 April 27, 1989 on the balance of principal remaining from time to time unpaid at the rate of 10 1/2 per cent per annum in instalments (including principal and interest) as follows:

FIVE HUNDRED FIFTY THREE AND NO/100 (\$553.00) Dollars or more on the 1st day of May 1989, and FIVE HUNDRED FIFTY THREE AND NO/100 Dollars or more on the 1st 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 1st day of April, 2004. 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% per annum, and all of said principal and interest being made payable at such banking house or trust company in Melrose Park, 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 RAND INC.

8315 W. North Avenue, Melrose Park, Illinois 60160

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 Skokie, COUNTY OF COOK AND STATE OF ILLINOIS, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE PART OF.

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BOX 260

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COOK COUNTY RECORDER

\$14.00

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 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, stove 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.

Yakov Grinspun [SEAL] Adalina Grinspun [SEAL]

STATE OF ILLINOIS,) 1. Candice Sue Kirpoc
County of COOK } SS. a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT YAKOV GRINSHPUN AND ADELINA GRINSHPUN, HIS WIFE,

who are personally known to me to be the same person s whose name s 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.

Given under my hand and Notarial Seal this 27th day of April 1989

Candice Sue Kirpoc Notary Public

\$14.00

THIS DOCUMENT PREPARED BY LAURENCE H. WEINER, GLASS & WEINER, 166 WEST WASHINGTON ST., CHICAGO, ILLINOIS 60602

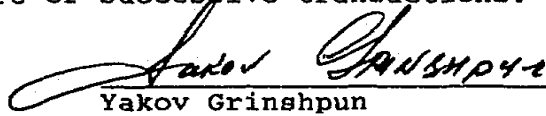
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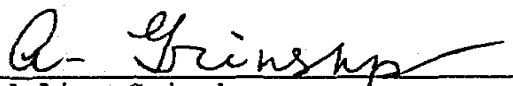
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Page 3 (continued) Covenants, Conditions and Provisions referred to on Page 1

17. It is hereby further agreed that should the Mortgagor(s) sell, convey, dispose of or further encumber said property or any part hereof, the Mortgagee shall have the right, at its option, to declare all sums secured hereby forthwith due and payable. Consent to one such transaction shall not be deemed to be a waiver of the right to require such consent to future or successive transactions.


Yakov Grinshpun


Adelina Grinshpun

Property of Cook County Clerk's Office

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LEGAL DESCRIPTION MADE A PART OF TRUST DEED DATED APRIL 27, 1989
FOR THE PROPERTY LOCATED AT 9159 KEATING, SKOKIE, ILLINOIS 60076

Parcel 1:

The South 18.33 feet of the North 62.58 feet of Lots 9 and 10 in Block 2 in the 1st Addition to "T Bronx", being a subdivision of part of the South West 1/4 of Section 15, Township 41 North, Range 13, East of the Third Principal Meridian.

Parcel 2:

Easements as set forth in Declaration of Easements and Covenants for Church and Keating Town House Project made by Co-operative Home Builders, Incorporated, an Illinois corporation, dated November 21, 1957 and recorded December 13, 1957 as Document 17089201 and as created by mortgage from LaSalle National Bank, National Banking Association, as Trustee under Trust Agreement dated February 1, 1955 and known as Trust No. 17532, to Home Federal Savings and Loan Association of Chicago, a corporation of the United States, dated December 18, 1957 and recorded December 31, 1957 as Document 17100311 and as created by Deed from LaSalle National Bank, National Bank Association, as Trustee under Trust Agreement dated February 1, 1955 and known as Trust No. 17532, to Jack J. Hubal and Shirley F. Hubal, his wife, dated February 27, 1958 and recorded March 11, 1958 as Document 17152663 ('A') for the benefit of Parcel 1 aforesaid for Ingress and Egress over and across the East 4 feet of Lot 9 in Block 2 in 1st Addition to "T Bronx" aforesaid.

('B') for the benefit of Parcel 1 aforesaid for Ingress and Egress and Parking over and across the South 18 feet of Lots 9 and 10 in Block 2 in 1st Addition to "T Bronx" aforesaid, in Cook County, Illinois.

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