

TRUST DEED

(No. 1)

89240812

THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made May 18, 19 89, between Antonio C. Mastrobuono and Diana G. Mastrobuono as joint tenants herein referred to as "Mortgagors," and HARRIS BANK WINNETKA, a National Banking Association, organized and existing under the laws of the United States of America, with its principal office in the Village of Winnetka, County of Cook, State of 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 (\$7,000.00) SEVEN THOUSAND AND NO/100 Dollars, evidenced by one certain Instalment Note of the Mortgagors of even date herewith, made payable to THE ORDER OF HARRIS BANK WINNETKA N.A. 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 P+2.00%** per cent per annum in instalments (including principal and interest) as follows:

ONE HUNDRED TWENTY EIGHT AND 94/100 Dollars on the 15th day of June 19 89, and ONE HUNDRED TWENTY EIGHT AND 94/100 Dollars on the 15th day of each consecutive 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 15th day of May, 19 96 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 P+3.00%** per annum, and all of said principal and interest being made payable at such banking house in Winnetka, 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 HARRIS BANK WINNETKA N.A. 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 Winnetka, COUNTY OF COOK AND STATE OF ILLINOIS, to wit:

Lot 19 (except the east 30 feet thereof) and the East 40 feet of Lot 18 in Block 2 in Grovelands Addition to Winnetka in Section 20, Township 42 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

PIN # 05-20-102-018-0000 Property Commonly Known as: 1069 Spruce Street, Winnetka, IL

** Chase Manhattan's Prime Interest Rate plus two percent as it exists from time to time. However, upon demand, maturity or default the rate will increase to Chase Manhattan's prime rate plus three percent as it exists from time to time.

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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, inador 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 terms 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 Antonio C. Mastrobuono (SEAL) X Diana G. Mastrobuono (SEAL) Antonio C. Mastrobuono Diana G. Mastrobuono

STATE OF ILLINOIS,) County of Cook) SS. a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT Antonio C. Mastrobuono and Diana G. Mastrobuono

Notary Seal: My Commission Expires 8/27/92. Notary Public: Susan McHugh. My Commission Expires 8/27/92.

