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THIS INDENTURE WITNESSETH, That the undersigned as grantors, of CITY OF CHICAGO, County of COOK and State of ILLINOIS, for and in consideration of the sum of One Dollar and other good and valuable considerations, in hand paid, convey and warrant to ANNIE BALIS WATERS, of COOK County of COOK, and State of ILLINOIS, as trustee, the following described Real Estate, with all improvements thereon, situated in the County of COOK in the State of Illinois, to-wit:

Above Space For Recorder's Use Only

SEE ATTACHED FOR LEGAL DESCRIPTION  
COOK COUNTY, ILLINOIS

1991 AUG 27 PM 3:22

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14<sup>00</sup>

hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois. Permanent Real Estate Index Number(s): 17-10-203-027-1025 Address(es) of Real Estate: 235 EAST ERIE STREET, UNIT 1105, CHICAGO, IL 60611

GRANTORS AGREE to pay all taxes and assessments upon said property when due, to keep the buildings thereon insured to their full insurable value, to pay all prior incumbrances and the interest thereon and to keep the property tenantable and in good repair and free of liens. In the event of failure of grantors to comply with any of the above covenants, then grantee is authorized to attend to the same and pay the bills therefor, which shall, with 9% interest thereon, become due immediately, without demand. On default in any payments hereunder, grantee may declare the whole indebtedness due and proceed accordingly.

AS FURTHER SECURITY grantors hereby assign, transfer and set over to grantee all the rents, issues and profits of said premises, from and after this date, and authorize him to sue for collect and receipt for the same, to serve all necessary notices and demands, to bring forcible detainer proceedings to recover possession thereof, to rent the said premises as he may deem proper and to apply the money so arising to the payment of this indebtedness, or to any advancements made as aforesaid, and it shall not be the duty of grantee to inquire into the validity of any such taxes, assessments, liens, incumbrances, interest or advancements.

In trust, nevertheless, for the purpose of securing performance of the following obligation, to-wit: \$ 50,000.00 after date for value received I (we) promise to pay to the order of ANNIE BALIS WATERS the sum of FIFTY THOUSAND & 00/100 (\$50,000.00) Dollars at the office of the legal holder of this instrument with interest at 8 per cent per annum after date hereof until paid, payable at said office, as follows: MONTHLY PRINCIPAL & INTEREST PAYMENTS OF \$366.88 ON SEPTEMBER 1, 1991 & ON THE FIRST DAY OF EACH SUCCESSIVE MONTH UNTIL PAID

And to secure the payment of said amount I (we) hereby authorize, irrevocably any attorney of any court of record in any County or State in the United States to appear for us in such court, in term time or vacation, at any time after maturity hereof, and confess a judgment without process in favor of the holder of this instrument for such amount as may appear to be unpaid thereon, together with costs, and reasonable attorney's fees, and to waive and release all errors which may intervene in any such proceedings, and to consent to immediate execution upon such judgment, hereby ratifying and confirming all that my (our) said attorney may do by virtue hereof.

IN THE EVENT of the trustee's death, inability, or removal from said COOK County, or of his resignation, refusal or failure to act, then DANIEL R. ANSANI of said County, is hereby appointed to be the first successor in this trust; and if for any like cause first successor fails or refuses to act, the person who shall then be the acting Recorder of Deeds of said County is hereby appointed to be second successor in this trust. And when all the aforesaid covenants and agreements are performed the trustee, or his successor in trust, shall release the premises to the party entitled thereto on receiving his reasonable charges.

If any provision of this indenture shall be prohibited by or invalid under applicable law, such provision shall be ineffective to the extent of such prohibition or invalidity, without invalidating or affecting the remainder of such provision or the remaining provisions of this indenture. The undersigned shall have the right to prepay this loan at any time and in any amount.

Witness our hands and seals this 22ND day of AUGUST, 19 91.

\*ALL PAYMENTS ARE DUE ON THE 1ST DAY OF EACH MONTH BUT THERE SHALL BE A FIFTEEN (15) DAY GRACE PERIOD BEFORE A LATE CHARGE OF \$25.00 IS ASSESSED.

Diana Henry (SEAL)  
DIANA HENRY (SEAL)

This instrument was prepared by D.R. ANSANI-1411 W. PETERSON, PARK RIDGE, IL 60068 (NAME AND ADDRESS)

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Box ~~BOX~~ 333

Trust Deed and Note

TO

UNOFFICIAL COPY

MAIL TO:

ANSANI & ANSANI  
1411 W PETERSON S-202  
PARK RIDGE, IL 60068  
708-018

GEORGE E. COLE  
LEGAL FORMS

Property of Cook County Clerk's Office

Commission Expires OCTOBER 30, 1994

(Impress Seal Here)

*[Signature]*  
Notary Public

waiver of the right of homestead.  
Given under my hand and official seal this 22ND day of AUGUST, 19 91

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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and

I, DANIEL R. ANSANI, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that DIANA HENRY

STATE OF ILLINOIS }  
COUNTY OF COOK }  
ss.

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## EXHIBIT A

### PARCEL 1:

Unit No. 1105 in 2500 in the Streeterville Center Condominium as delineated on Survey of the following described real estate: All of the property and space lying above and extending upward from a horizontal plane having an elevation of 119.30 feet above Chicago City Datum (and which is also the lower surface of the floor slab of the ninth floor, in the 26-story building situated on the parcel of land hereinafter described) and lying within the boundaries projected vertically upward of a parcel of land comprised at Lots 25 and 26 (except that part of Lot 25 lying West of the center of the party wall of the building now standing on the dividing line between Lots 25 and 26), together with the Property and Space lying below said horizontal plane having an elevation of 119.30 feet above Chicago City Datum and lying above a horizontal plane having an elevation of 118.13 feet above Chicago City Datum (and which plane coincides with the lowest surface of the roof slab of the 8-story building situated on said parcel of land) and lying within the boundaries projected vertically upward of the South 17.96 feet of the aforesaid parcel of land, all in the Subdivision of the West 394 feet of Block 32, except the East 14 feet of the North 80 feet thereof in Kinzie's Addition to Chicago in Section 10, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois; which Survey is attached as Exhibit to the Declaration of Condominium recorded as Document Number 26017897; together with its undivided percentage interest in the Common Elements.

### PARCEL 2:

Easement for the Benefit of Lot 25 of the right to maintain party wall as established by Agreement between Edwin B. Sheldon and Heaton Owsley recorded August 11, 1892 as Document Number 1715549 on that part of Lots 25 and 26 in Kinzie's Addition aforesaid occupied by the West  $\frac{1}{2}$  of the party wall, all in Cook County, Illinois.

### PARCEL 3:

Easement for ingress and egress for the benefit of Parcel 1 as set forth in the Declaration of Covenants, Conditions, Restrictions and Easements dated October 1, 1981 and recorded October 2, 1981 as Document 26017894 and as created by Deed recorded as Document 26017895.

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