



TRUST DEED

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THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made AUGUST 25 1992, between Rebecca Lotsoff, a spinster

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 Seventy thousand

dollars and 00/100----- Dollars, (\$70,000.00)

evidenced by one certain Instalment Note of the Mortgagors of even date herewith, made payable to THE ORDER OF Myra Baum and James Baum

and delivered, in and by which said Note the Mortgagors promise to pay the said principal sum and interest from on the balance of principal remaining from time to time unpaid at the rate of 8 per cent per annum in instalments (including principal and interest) as follows:

Five hundred thirteen 64/100 (513.64)----- Dollars or more on the 1st day of October 1992 and five hundred and thirteen 64/100----- 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 September, 2022. 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 8 per annum, and all of said principal and interest being made payable at such banking house or trust company in XXXXXXXXXXXXXXXXXXXX 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 James & Myra Baum, 6021 E. Sage in said City, Scottsdale, Arizona: 85253

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:



Tax id# 14-7-417 DEPT-01 RECORDING #25.50 : T#2222 TRAN 7050 08/26/92 15:28:00 : #2731 # \* - 92 - 634055 : COOK COUNTY RECORDER

Prepared by: Shawn M. Bolger, 10009 Grand Ave., Franklin Park, IL 60131

In the event the payment is received after the 15th of the month, borrower shall be assessed a 5% penalty, Address: 1833 N. Bissell, Unit 3, Chicago, IL

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 tents, 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 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.

Rebecca Lotsoff 8/24/92 [SEAL] [SEAL]

STATE OF ILLINOIS, I, Shawn Bolger, a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY County of Cook THAT Rebecca Lotsoff

" OFFICIAL SEAL SHAWN M. BOLGER, Notary Public, State of Illinois, 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 MY COMMISSION expires on 5/24/93, signed, sealed and delivered the said Instrument as HER free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 25th day of August 1992.

Shawn Bolger Notary Public

Notarial Seal

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**EXHIBIT A**

**Legal Description**

Unit 3 in 1833 North Bissell Condominium, as delineated on plat of survey of Lot 40 and the South 0.11 of a foot of Lot 39 in Block 3 of the subdivision of Block 5 in Sheffield's addition to Chicago in Section 32, Township 40 North, Range 14, East of the Third Principal Meridian; which survey is attached as Exhibit A to the declaration of Condominium Ownership recorded November 28, 1984 as Document 27352385 together with the undivided percentage interest in the Common Elements, in Cook County, Illinois.

36731

Property of Cook County Clerk's Office

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