



TRUST DEED UNOFFICIAL COPY

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CTTC 7 THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made July 16 19 93, between

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 Fifteen Thousand and 00/100th (\$15,000.00) -----

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 July 1993 on the balance of principal remaining from time to time unpaid at the rate of five (5%) percent per annum in instalments (including principal and interest) as follows: One Hundred

Eighty -Seven and 50/100th (\$187.50) ----- Dollars or more on the 1st day of November 19 93 and One Hundred Eighty-Seven and 50/100th (\$187.50) 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 August, 1998. 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 maximum rate permitted by law and all of said principal and interest being made payable at such banking house or trust company in Chicago 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 8845 Moody, Morton Grove, IL 60053 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 COUNTY OF AND STATE OF ILLINOIS, to wit:

See legal description attached

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TRAN 3114 07/21/93 10:08:00
* -93-569595
COOK COUNTY RECORDER

There shall be assessed a 5% late charge on all payments received after ten (10) days from the date on which said payment was due.

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COOK COUNTY RECORDER

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 thereon or thereof, 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, radiator 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, S and seal S of Mortgagors the day and year first above written.

Signature of Nawal K. Gupta with seal

STATE OF ILLINOIS, I, a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT Nawal K. Gupta

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 free and

OFFICIAL SEAL VALENTINA HATFIELD Notary Public Cook County, Illinois My Commission Expires Jan. 2, 1994

Signature of Notary Public

1978-1601-909 Revised

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\$0.00

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Unit 2429, 1A, as delineated on the Survey of the following described Parcel:
Lot 10 in Greenhoff's Resubdivision of Berwyn-Western Subdivision, a subdivision
of part of the South East 1/4 of the South East 1/4 of the North East 1/4 of
Section 12, Township 40 North, Range 13, East of the Third Principal Meridian, in
Cook County, Illinois, which Survey is attached as Exhibit "A" to and a part of
the Declaration of Condominium Ownership made by the Bank of Ravenswood, as
Trustee under Trust Agreement dated August 9, 1977, and known as Trust Number
2789, recorded in the Office of the Recorder of Deeds of Cook County, Illinois,
on January 8, 1980, as Document No. 25,309,604, as amended by Document No.
25342684, together with an undivided 5 percent interest in the Common Elements as
set forth in said Declaration (excepting from said Parcel the property and space
comprising all the Units as defined in said Declaration and Survey), in Cook
County, Illinois.

Commonly known as: 2429 West Farragut Avenue, 1A, Chicago, IL

P.I.N.# 13-12-233-033-1014

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