



TRUST DEED UNOFFICIAL COPY

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THE ABOVE SPACE FOR RECORDER'S USE ONLY

145555 TRAM 3657 10/25/93 10:45:00
* 43024
124555-8-6-93
COOK COUNTY RECORDER

THIS INDENTURE, made SEPTEMBER 24, 1993, between MARK R. ROSE and MARY E. ROSE his wife, formerly MARY E. FREDRICKSON

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 FORTY NINE THOUSAND FIVE HUNDRED (\$49,500.00)----- Dollars,

evidenced by one certain Instalment Note of the Mortgagors of even date herewith, made payable to THE ORDER OF JOAN F. FREDRICKSON, AS TRUSTEE UNDER THE JOAN F. FREDRICKSON DECLARATION OF TRUST DATED DECEMBER 19, 1990.

and delivered, in and by which said Note the Mortgagors promise to pay the said principal sum and interest from SEPTEMBER 24, 1993 on the balance of principal remaining from time to time unpaid at the rate of FIVE (5%) per cent per annum in instalments (including principal and interest) as follows: TWO HUNDRED SIX

&25/100 (\$206.25) ----- Dollars or more on the 24TH day of OCTOBER 19 93, and TWO HUNDRED SIX & 25/100 (\$206.25) ----- Dollars or more on the 24TH 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 DEMAND. 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 EIGHT (8%) per annum, and all of said principal and interest being made payable at such banking house or trust company in BUFFALO GROVE, 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 JOAN F. FREDRICKSON, AS TRUSTEE in said City, UNDER THE JOAN F. FREDRICKSON DECLARATION OF TRUST DATED DECEMBER 19, 1990.

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 ARLINGTON HEIGHTS, COUNTY OF COOK AND STATE OF ILLINOIS, to wit:

UNIT 829-F IN THE CHURCH CREEK CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF THE SOUTH WEST 1/4 OF SECTION 31, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT C TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 24693161, AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

ADDRESS: 829 SOUTH DWYER AVENUE, ARLINGTON HEIGHTS, IL. 60005
PIN: 03-31-301-091-1090

IN THE PREMISES DESCRIBED HEREIN SHALL BE SOLD OR OTHERWISE TRANSFERRED, WITHOUT FIRST OBTAINING THE WRITTEN CONSENT OF THE HOLDER OF THE NOTE SECURED HEREBY, THE ENTIRE PRINCIPAL BALANCE, INCLUDING INTEREST, SHALL, AT THE OPTION OF THE HOLDER OF SAID NOTE, BECOME IMMEDIATELY DUE AND PAYABLE,

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 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.

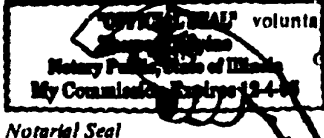
WITNESS the hand S and seal S of Mortgagors the day and year first above written.

MARK R. ROSE (SEAL) MARY E. ROSE (SEAL)

STATE OF ILLINOIS, I, the undersigned, SS. a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT MARK R. ROSE and MARY E. ROSE, his wife, formerly MARY E. FREDRICKSON

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 24th day of SEPTEMBER Oct. 19 93

Theresa Crispino Notary Public

Box 433

93855421

