



TRUST DEED UNOFFICIAL COPY

COOK COUNTY ILLINOIS RECORDS 94412220

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CTTC 7 THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made May 5 1994, between CHARMAINE GROUZARD

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

FOUR THOUSAND and no/100 (\$4,000.00) Dollars, evidenced by one certain Instalment Note of the Mortgagors of even date herewith, made payable to THE ORDER OF BAKER BROWN MANAGEMENT CORP.

and delivered, in and by which said Note the Mortgagors promise to pay the said principal sum and interest from May 5 1994 on the balance of principal remaining from time to time unpaid at the rate of eight per cent per annum in instalments (including principal and interest) as follows:

One Hundred Eighty and 91/100 (\$180.91) Dollars or more on the 5th day of June 1994 and One Hundred Eighty and 91/100 (\$180.91) Dollars or more on the 5th 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 5th day of May, 1996. 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 twelve per annum, and all of said principal and interest being made payable at such banking house or trust company in Cook County, 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 Brown Management Corp., in Cook County, 201 N. Schoenbeck, Prospect Heights, Illinois 60070.

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 Prospect Hts., COUNTY OF Cook AND STATE OF ILLINOIS, to wit:

See attached

Address of Property: Unit 102N 19 E. Old Willow Pl Prospect Heights, IL 60070

PIN: 03-24-100-037-1178

Prepared by: Eugene F. Schlickman 85 W. Algonquin Rd., Suite 420 Arlington Heights, IL 60005

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 in 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.

Signature of Charmaine Grouzard with seal lines.

STATE OF ILLINOIS, I, Eugene F. Schlickman, a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT Charmaine Grouzard

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 she signed, sealed and delivered the said instrument as her free and

Notary Seal: EUGENE F. SCHLICKMAN, NOTARY PUBLIC, STATE OF ILLINOIS, MY COMMISSION EXPIRES 12/14/95

Notary Public signature and name: Eugene F. Schlickman

Handwritten: A003800 Z

Handwritten: 250

Vertical stamp: 94412220

Handwritten: mep

UNOFFICIAL COPY

Unit #102-N in Lake Run Condominium as delineated on a survey of the following described real estate: Part of the East 40 acres of the West ½ of the North West ¼ of Section 24, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit "B" to the Declaration of Condominium recorded as Document 24489033 as amended from time to time, together with its undivided percentage interest in the common elements in Cook County, Illinois.

94412220

Property of Cook County Clerk's Office

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