

UNOFFICIAL COPY

94185085

TRUST DEED
378070

COOK COUNTY CLERK'S OFFICE
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94 FEB 25 PM 2:06

THE ABOVE SPACE FOR RECORDER'S USE 94185085

CTTC 7

THIS INDENTURE, made January 25 1994, between

ROBERT E. KARAS, a bachelor

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 \$38,000.00 (Thirty Eight Thousand)

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 January 1, 1994 on the balance of principal remaining from time to time unpaid at the rate of 7.25 percent per annum in instalments (including principal and interest) as follows:

\$ 310.00 Dollars or more on the 1st day of February 1994 and \$ 310.00 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 January, 2014. 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 Western Springs, 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 Charles R. Casper in said City, LaGrange, Illinois.

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 Riverside COUNTY OF Cook AND STATE OF ILLINOIS, to wit:

Unit 112-G and Parking Units P-4 and P-5 together with their undivided percentage interest in the common elements in Lincoln Court Condominiums as delineated and defined in the Declaration recorded as Document 26267431 in the Northeast Quarter of Section 35, Township 39 North, Range 12 East of the Third Principal Meridian in Cook County, Illinois.

Per Tax No. 15-35-204-040-1017; 15-35-204-040-1037 and 15-35-204-040-1038

Property Address: 112 Lincoln, Unit G., Riverside, Ill. 60546

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 and seal of Mortgagors the day and year first above written.

Robert E. Karas

SEAL FOR RECORD

[SEAL]

Robert E. Karas

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[SEAL]

STATE OF ILLINOIS,

I, undersigned

94185085

County of Cook

SS. a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT Robert Karas

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 voluntary act, for the uses and purposes therein set forth.

OFFICIAL SEAL
CARRIE J. GIBSON
NOTARY PUBLIC STATE OF ILLINOIS

Given under my hand and Notarial Seal this 21st day of February 1994.

Carrie J. Gibson Notary Public

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