

UNOFFICIAL COPY

TRUST DEED
Dated: April 14 1997

97342814

Property of Cook County Clerk's Office

Between Michael Rutkowski and Chicago Title and Trust Company as Trustee.

For: 4745 N. Ravenswood
Unit #403
Chicago, IL 60640

P.I.N. 14-18-203-032-1036

Address ~~4745~~ 4725 N. Ravenswood
"SEE ATTACHED" Chicago, IL

Prepared By:
Barry W. Koller
6204 W. Irving Park Road
Chicago, IL 60634

MAIL TO
C.B.F. PARTNERS
6204 W. IRVING PARK ROAD
CHICAGO, ILLINOIS 60634.

BOX 333-CTI

A00153987 ML-DZ

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11-15-2011

11-15-2011

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11-15-2011

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THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made April 14, 1997
a single person

1997 between Michael Rutkowski,

2700
24.00
/

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

Eighteen Thousand (\$18,000.00)

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 April 14, 1997 on the balance of principal remaining from time to time unpaid at the rate of 12 per cent per annum in instalments (including principal and interest) as follows:

Two Hundred Seventy (\$270.00)

Dollars or more on the 1st day

of June 1997 and One Hundred Eighty (\$180.00) 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 May, 1999. 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 18 per annum, 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 C.B.I. Partners, in said City, of Chicago 6204 W. Irving Park Road, Chicago, IL 60634

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:

UNIT 4 IN RAVENWOOD STATION LOTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:
PARCEL 1: LOTS 17 AND 18 IN RESUBDIVISION OF LOTS 17 TO 21 INCLUSIVE IN BLOCK 2 IN KEDZIE'S ADDITION TO RAVENWOOD, A SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE 10th PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
PARCEL 2: LOT 23 AND THAT PART OF LOT 23 IN BLOCK 2 IN KEDZIE'S ADDITION TO RAVENWOOD, A SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 14, LYING SOUTH OF THE FOLLOWING DESCRIBED LINE BEGINNING AT THE POINT OF INTERSECTION OF THE WEST LINE OF SAID LOT 23 WITH A LOT 58.22 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF LOT 24 IN SAID BLOCK 2; THENCE EAST ALONG SAID PARALLEL LINE 74.7 FEET; THENCE NORTH 1.01 FEET ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID LOT 23; THENCE EAST 9.61 FEET ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID LOT 24; THENCE SOUTH 21.50 FEET ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID LOT 23; THENCE EAST 81.24 FEET ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID LOT 24 TO THE EAST LINE OF SAID LOT 23, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 9452177 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.
6725 NORTH RAVENWOOD 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 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 or 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.

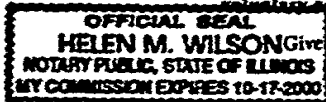
TO HAVE AND TO HOLD the premises unto the said Trustee, its successors and assigns, forever, for the purposes, and upon the uses and trusts herein set forth, free from all rights and benefits under and by virtue of the Homestead Exemption Laws of the State of Illinois, which said rights and benefits 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.
Michael Rutkowski [SEAL] Helen M. Wilson [SEAL]
[SEAL] [SEAL]

STATE OF ILLINOIS, I, Helen M. Wilson
County of Cook } SS. a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT Michael Rutkowski, a single person

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 at his free and



under my hand and Notarial Seal this 14th day of April 1997
Helen M. Wilson Notary Public

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Property of Cook County Clerk's Office

DEPT-01 RECORDING \$27.00
140012 TRAN 5116 05/15/97 10:02:00
49953 + RC # -97-042514
COOK COUNTY RECORDER
DEPT-10 PENALTY \$24.00

MAIL TO



C.B.I. PARTNERS
6204 W. Irving St.
Chicago Illinois 60634

