

# UNOFFICIAL COPY



TRUST DEED

NOTE IDENTIFIED

3494790

*Handwritten:* 710007

CTTC 7

THE ABOVE SPACE FOR RECORDER'S USE ONLY

*Vertical handwritten:* APR 16 3 30 PM '86

*Vertical handwritten:* 3494790

THIS INDENTURE, made January 31, 1986 between  
 MICHAEL W. CHANCE AND STEFANIE T. CHANCE, husband and wife,  
 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  
 ONE HUNDRED FIFTEEN THOUSAND AND NO/100 (\$ 115,000.00) - - - - - 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 February 1, 1986 on the balance of principal remaining from time to time unpaid at the rate  
 of 11-3/4 percent per annum in instalments (including principal and interest) as follows:

Eleven Hundred Thirty Seven and no/100 (\$1137.00) Dollars or more on the 1st day  
 of February 1986, and Eleven Hundred Thirty Seven and no/100 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 31st day of January 2026. 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 \*See Note per annum, and all of said principal and interest being made payable at such banking house or trust  
 company in Winnetka 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 Alfred Lucas  
1211 Willow Road, Winnetka, 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 New Trier Township COUNTY OF  
COOK AND STATE OF ILLINOIS, to wit:

Lot Thirty One (31) in Woodland Park, being a Subdivision  
of that part of the Northwest quarter (1/4) of the Northeast  
(1/4) of Section 24, Town 42 North, Range 12, East of the third  
Principal Meridian, lying West of the Center line of Happ  
Road.

\* Note: If above payment not paid when due as provided above, then  
 a late charge of \$20.00 is due and payable for each and  
 every month that an installment is due on the 1st day of  
 the month and is not paid by the 15th day of the month.

*Permanent tax No. 04-44-100-010*

which, with the property hereinafter described, is referred to herein as the "premises,"  
 TOGETHER with all improvements, tenements, easements, fixtures, and appurtenances thereto belong in, 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 5 and seal 5 of Mortgagors the day and year first above written.

Michael W. Chance (SEAL) Stefanie T. Chance (SEAL)  
 Michael W. Chance Stefanie T. Chance  
 (SEAL) (SEAL)

STATE OF ILLINOIS, }  
 County of COOK } SS. Dora A. Tyacka  
 a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY  
 THAT Michael W. Chance and Stefanie T. Chance,  
husband and wife of Northfield, Illinois  
 who are personally known to me to be the same person a 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 31 day of January 19 86.

Dora A. Tyacka Notary Public

Notarial Seal

