

# UNOFFICIAL COPY

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Unit Number 2-B, in the Fernwood Terrace Condominium as delineated on a survey of the following described real estate:

The South 75 feet of that part of the South East Fractional quarter of Fractional Section 32, Township 36 North, Range 15, East of the Third Principal Meridian, described as follows:

Commencing at a point 33 feet East to West line and 1317.83 feet South to North line of said Fractional quarter Section, thence East 260.7 feet, thence South 148.31 feet, thence West 260.7 feet, thence North 148.31 feet to the place of beginning, in Cook County, Illinois which survey is attached as Exhibit "A" to the declaration of Condominium filed as Document LR 3239352 together with its undivided percentage interest in the common elements.

The exclusive right to the use of Carport Parking Space CP-11, a limited common element, as delineated on the survey attached to the declaration aforesaid filed as Document LR 3239352.

SUBJECT TO:

Covenants, conditions, restrictions, limitations and easements of record;

Grantor also hereby grants to the Grantee, its successors and assigns, all rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and Grantor reserves to itself, its successors and assigns the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

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TRUST DEED

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THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE, made February 5, 1987, between

JAMES J. BONARIGO; DIVORCED AND NOT SINCE REMARRIED

herein referred to as "Mortgagors," and MARQUETTE NATIONAL BANK

a national Banking Association doing business in Chicago Illinois, herein referred to as TRUSTEE, witnesseth: THAT, WHEREAS the Mortgagors are justly indebted to the legal holder or 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 TWENTY SEVEN THOUSAND AND NO/100 Dollars, evidenced by one certain Instalment Note of the Mortgagors of even date herewith, made payable to BEARER and delivered, in and by which said Note the Mortgagors promise to pay the said principal sum and interest from date of disbursement on the balance of principal remaining from time to time unpaid at the rate of 8.5% per cent per annum in instalments as follows: Two Hundred Sixty Five And 89/100 (\$265.89)

Dollars on the first day of April 1987 and Two Hundred Sixty Five And 89/100 (\$265.89)

Dollars on the first 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 first day of March 192002 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 the maximum rate, 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 MARQUETTE NATIONAL BANK in said City.

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 County of Cook AND STATE OF ILLINOIS.

Lansing Cook

Unit NUMBER 2-B in the form of Terrace Condominium as delineated on a survey of the following described real estate:

The South 75 feet of that part of the Southeast Fractional 1/4 of Fractional Section 32 Township 36 North, Range 15 East of the Third Principal Meridian, described as follows: Commencing at a point 33 feet East of the West line and 1317.83 feet South of the North line of said Fractional Quarter Section; thence East 260.7 feet; thence South 148.31 feet; thence West 260.7 feet; thence North 148.31 feet to the place of beginning, in Cook County, Illinois. THIS INSTRUMENT PREPARED BY: NAME DATE Joseph L. Schmittich 2-3-87 6316 South Western Ave. Chicago, IL

Commonly known as: 18405 Wentworth Unit 2-B Lansing, Illinois

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 as 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) awnings, 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.

James J. Bonarigo (SEAL) James J. Bonarigo (SEAL)

STATE OF ILLINOIS, I, the undersigned, as a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT James J. Bonarigo, DIVORCED AND NOT SINCE REMARRIED

County of Cook who is personally known to me to be the same person, whose name subscribed to the foregoing Instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the

Instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

OFFICIAL SEAL KIMBERLY JOHNSON Notary Public, State of Illinois My Commission Expires 0/24/90

Notary Public, State of Illinois My Commission Expires 0/24/90

NOT IDENTIFIED

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