

TRUST DEED

UNOFFICIAL COPY

04018607

This instrument was prepared by Paul D. Fischer, Attorney 420 N. Wabash, Suite 203 Chicago, IL 60611

THE ABOVE SPACE FOR RECORDER'S USE ONLY

EC148746

Book 113, Page 497 Cook Co. IL 60619

THIS TRUST DEED, made December 5, 1994, between Alan Hulsman and Susan A. Hulsman, his wife

herein referred to as "Mortgagors," and Paul D. Fischer, 420 N. Wabash Ave., Suite 203, Chicago, Illinois, herein referred to as TRUSTEE, witnesseth THAT, WHEREAS the Mortgagors are justly indebted to the legal holders of the Promissory Note herein called "Note" hereinafter described, said legal holder or holders being herein referred to as Holders of the Note evidenced by one certain Promissory Note of the Mortgagors of even date herewith, made payable as stated therein and delivered, in and by which said Note the Mortgagors promise to pay an Amount Financed of Ten Thousand Seven Hundred Forty-Eight Dollars and Six Cents (\$10,748.06)

Two Hundred Eighty-Four Dollars and Sixteen Cents (\$284.16) Dollars or more on the 9th day of January, 1995, and Two Hundred Eighty-Four and 16/100 (\$284.16) Dollars or more on the same day of each month thereafter, except a final payment of \$284.16 Dollars, until said Agreement is fully paid and except that the final payment, if not sooner paid, shall be due on the 9th day of December, 1999

NOW, THEREFORE, the Mortgagors to secure the payment of the said sum of money 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 Two Dollar in hand paid, the receipt whereof is hereby acknowledged, do by these presents CONVEY and WARRANT unto the Trustee, His 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, to wit:

Parcel 1: Unit 2, Area 25 Lot 4 in Sheffield Town Unit Number 2, Being a Subdivision of Part of the West 1/2 of the Northwest 1/4 of Section 17, Township 41 North, Range 10, East of the Third Principal Meridian, According to the Plat Thereof Recorded June 12, 1970 as Document 21182109, in Cook County, Illinois.

Parcel 2: Easement Appurtenant to the Above Described Real Estate for Ingress and Egress and Defined in Declaration Recorded October 23, 1970 as Document Number 21298600, in Cook County, Illinois.

P.I.N. 07-17-103-156

DEPT-01 RECORDING \$23.50
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9181 & CJ # -04-018607
COOK COUNTY RECORDER

which, with the property hereinafter described, is referred to herein as the "premises."

TOGETHER with all improvements, tenements, easements, fixtures, and appurtenances thereto now being, 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, 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, His successors and assigns, forever, for the purposes set forth 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.

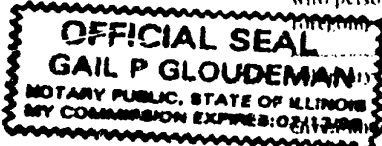
THIS TRUST DEED MAY NOT BE ASSUMED WITHOUT THE WRITTEN CONSENT OF THE LEGAL HOLDERS OF THE NOTE THAT THIS TRUST DEED SECURES.

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.

Signatures of Alan Hulsman and Susan A. Hulsman with [SEAL] markers.

STATE OF ILLINOIS, I, Gail P. Gloudeman, a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT Alan Hulsman and Susan A. Hulsman



who 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 they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Gail P. Gloudeman, Notary Public

Notarial Seal

Handwritten initials/signature

