

UNOFFICIAL COPY

TRUST DEED

26 439 577

THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made December 13, 1982, between Baltimore Salinas, Jr. and Rachel Salinas, his wife, as joint tenants 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 just indebted to the legal holders of the Loan Repayment and Security Agreement (herein called "Agreement") hereinafter described, said legal holder or holders being herein referred to as Holders of the Agreement, evidenced by one certain Agreement of the Mortgagors of even date herewith, made payable as stated therein and delivered, in and by which said Agreement the Mortgagors promise to pay an amount Financed of \$9862.11 Dollars, payable in installments including interest as follows:

-- Two hundred nineteen and no/100 -- Dollars or more on the 13th day of January, 1983, and -- Two hundred nineteen and no/100 -- Dollars or more on the same day of each month thereafter, except a final payment of \$219.00 Dollars, until said Agreement is fully paid in full except that the final payment, if not sooner paid, shall be due on the 13th day of December, 1989.

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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 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 Village of Hoffman COUNTY OF COOK AND STATE OF ILLINOIS, to wit:

Lot 7 in Block 60 in Hoffman Estates Number 4, being a Subdivision of part of the Southwest Quarter of Section 15, Township 41 North, Range 20, according to the plat thereof recorded April 5, 1977 as Document Number 1687027 in the Office of the Recorder of Deeds in Cook County, Illinois, lying East of the Third Principal Meridian in Cook County, Illinois.

10.00

COOK COUNTY, ILLINOIS
FILED FOR RECORD

Sidney R. Olson
RECORDED

1982 DEC 15 AM 10:29

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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, 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 use 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.

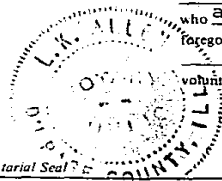
THIS TRUST DEED MAY NOT BE ASSUMED WITHOUT THE WRITTEN CONSENT OF THE LEGAL HOLDERS OF THE AGREEMENT. THAT THIS TRUST DEED SECURES.

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 S and seals S of Mortgagors the day and year first above written.

Baltimore Salinas, Jr. [SEAL] *Baltimore Salinas Jr.* [SEAL]
Rachel Salinas [SEAL] *Rachel Salinas* [SEAL]

STATE OF ILLINOIS, }
County of DuPage } SS. I, L. K. Allen
a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY
THAT Baltimore Salinas, Jr. and Rachel Salinas
his wife, as joint tenants



who are personally known to me to be the same person S 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 13th day of December, 1982.

L. K. Allen
Notary Public

COVENANTS, CONDITIONS AND PROVISIONS REFERRED TO ON PAGE 1 (THE REVERSE SIDE OF THIS TRUST DEED):

The Mortgagors shall (a) promptly repair, restore or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or be destroyed; (b) keep said premises in good condition and repair, without waste, and free from mechanic's or other liens or claims for lien not expressly subordinated to the lien hereof; (c) pay when due any indebtedness which may be secured by a lien or charge on the premises superior to the lien hereof, and upon request exhibit satisfactory evidence of the discharge of such prior lien to Trustee or to holders of the agreement; (d) complete within a reasonable time any building or buildings now or at any time in process of erection upon said premises; (e) comply with all requirements of law or municipal ordinances with respect to the premises and the use thereof; (f) make no material alterations in said premises except as required by law or municipal ordinance.

26-439-577

Prepared by: J. L. Kortum
35 E. Golf Road
K-Mart Shopping Center
Schaumburg, IL 60195
882-8100

IMPORTANT!
FOR THE PROTECTION OF BOTH THE BORROWER AND LENDER THE LOAN REPAYMENT AND SECURITY AGREEMENT SECURED BY THIS TRUST DEED SHOULD BE IDENTIFIED BY CHICAGO TITLE AND TRUST COMPANY, TRUSTEE, BEFORE THE TRUST DEED IS FILED FOR RECORD.

Identification No. 684040
CHICAGO TITLE AND TRUST COMPANY, Trustee.
By Frederick E. Elko
Assistant Secretary/Assistant Vice President

MAIL TO: Household Finance Corporation
35 E. Golf Road
Schaumburg, IL 60195

PLACE IN RECORDER'S OFFICE BOX NUMBER

FOR RECORDER'S INDEX PURPOSES
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE

BOX 533

END OF RECORDED DOCUMENT