

UNOFFICIAL COPY

TRUST DEED

85147141

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THIS INDENTURE, made August 2, 1985 between King W. Johnson, Divorced
and NOT SINCE REMARRIED herein referred to as "Grantors", and W. W. Sullivan

herein referred to as "Trustee", witnesseth:

THAT, WHEREAS the Grantors have promised to pay to Associates Finance, Inc., herein referred to as "Beneficiary", the legal holder of the Loan Agreement hereinafter described, the principal amount of Fifteen Thousand Eight Hundred Fifty Dollars and no cents Dollars (\$ 15850.00), together with interest thereon at the rate of (check applicable box)

- % per year on the unpaid principal balances.
 This is a variable interest rate loan and the interest rate will increase or decrease with changes in the Bank Prime Loan rate. The interest rate will be _____ percentage points above the "Bank Prime Loan Rate" published in the Federal Reserve Board's Statistical Release H.15. The initial Bank Prime Loan rate is _____ %, which is the published rate as of the last business day of _____, 19____; therefore, the initial interest rate is _____ % per year. The interest rate will increase or decrease in the month during which the sixth loan payment is due, and every sixth month thereafter, if the Bank Prime Loan rate as of the end of the second month prior to the month during which the sixth payment will be made, or any like month preceding a six-month anniversary of the first payment has increased or decreased by at least $\frac{1}{4}$ of a percentage point from the rate for the previous six-month period. No interest rate increase or decrease will be greater than 2%. Interest rate changes will be effective upon 30 days written notice. In no event, however, will the interest rate be less than _____ % per year. If the index is no longer available, Associates will choose a new index which is based upon comparable information. Associates will give notice of this choice. Associates reserves the right to waive part or all of any adjustment resulting from an interest rate increase.

Adjustments in the Agreed Rate of Interest shall be given effect by changing the dollar amounts of the remaining monthly payments so that the total amount due under the loan agreement will be paid by the original Last Payment Date.

The Grantors promise to pay the said sum in the said Loan Agreement of even date herewith, made payable to the Beneficiary, and delivered in _____ consecutive monthly installments: _____ at \$_____, followed by _____ at \$_____, followed by _____ at \$_____, followed by _____ at \$_____, with the first installment beginning on _____, 19____, and the remaining installments continuing on the same day of each month

(Month & Day)

thereafter until fully paid. All of said payments being made payable at Calumet City, Illinois, or at such place as the Beneficiary or other holder may, from time to time, in writing appoint.

NOW, THEREFORE, the Grantors to secure the payment of the said obligation have executed in the terms, provisions and limitations of this Trust Deed, and the performance of the covenants and agreements herein contained, by the Grantors to be performed, and after consideration of the sum of \$15,850.00 in hand paid, the receipt whereof is hereby acknowledged, duly these presents CONVEY and WARRANT unto the Trustee, its successors and assigns, the following described Real Estate and all of the estate, rights, title and interest therein, situated lying and being in the village of Frank Markham, COUNTY OF Cook AND STATE OF ILLINOIS, to wit,

The North half ($\frac{1}{2}$) of Lot Thirty-Four (34) and all of Lot Thirty-Five (35) in Block Ten (10) in CROISSANT PARK MARKHAM THIRD ADDITION, being a Subdivision of the South half ($\frac{1}{2}$) of the North East Quarter ($\frac{1}{4}$) of Section Nineteen (19), Township Thirtieth Six (36) North, Range Fourteen (14), East of the Third Principal Meridian (except the North 103 feet thereof).

IN COOK COUNTY, ILLINOIS, PIN# 27-17-227-062 6220 MARYFIELD DR. N.W. ILLINOIS, IL

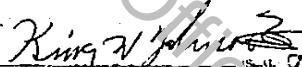
which, with the property hereinafter described, is referred to herein as the "premises".

TOGETHER with improvements and fixtures now attached together with easements, rights, privileges, interests, rents and profits.

TO HAVE AND TO HOLD the premises unto the said Trustee, its successors and assigns, forever, for the purposes and upon the uses, covenants 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 Grantors 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 Grantors, their heirs, successors and assigns.

WITNESS the hands(s) and seal(s) of Grantors the day and year first above written.


King W. Johnson
Seal

SEAL _____
SEAL _____
SEAL _____

STATE OF ILLINOIS.
County of Cook } ss.

Frank E. Toland

Notary Public in and for and residing in said County in the State aforesaid, DO HEREBY CERTIFY THAT

King W. Johnson, Divorced and NOT SINCE REMARRIED

is personally known to me to be the same person whose name is submitted to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said 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.

GIVEN under my hand and Notarial Seal this 2nd day of August, A.D. 1985
Frank E. Toland
Notary Public

This instrument was prepared by

Branda L. Lane 2020 E. 159th Street Calumet City, IL 60409

Name _____

Address _____

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

DELIVERY NAME ASSOCIATES
STREET 2020 E. 159th 54.
CITY Calumet City, IL 60401

INSTRUCTIONS OR
RECONOCE BY STICK BOX NUMBER

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

607664 A.B.1 Rev. 2-32

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8 5 1 4 7 1 4 1

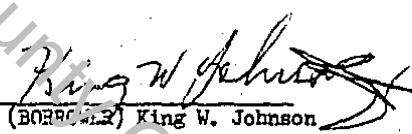
ATTACHMENT

TO

MORTGAGE, DEED OF TRUST OR DEED TO SECURE DEBT

Dated August 2, 1985

CALL OPTION — The Lender has the option to demand that the balance due on the loan secured by this mortgage, deed of trust or deed to secure debt be paid in full on the third anniversary date of the loan date of the loan and annually on each subsequent anniversary date. If this option is exercised, Borrower(s) (mortgagor or grantor) will be given written notice of the election at least 90 days before payment in full is due. If payment is not made when due, Lender (mortgagee or grantee or beneficiary) has the right to exercise any remedies permitted under this mortgage, deed of trust, or deed to secure debt.


(BORROWER) King W. Johnson

TAT-45-85-# 5 #4442
TAT-45-85-# 5 #4442
DEPT-9L REC'D BY CLERK'S OFFICE
142223 18-8 1478 08/15/85 09:48:00
\$12.00

TAT-45-85-# 5
1478 08/15/85 09:48:00