

85156515

TRUST DEED

8 5 1 5 5 THE ABOVE SPACE FOR RETURNERS USE ONLY

THIS INDENTURE, made August 16, 19 85, between Eula T. Maxwell NOT MARRIED

herein referred to as "Grantors", and W. W. Sullivan of Oak Brook, Illinois, 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 Twenty Five Thousand Nine Hundred Dollars and no cents Dollars (\$25900.00) together with interest thereon at the rate of (check applicable box)

_____ % per year on the unpaid principal balances.

AGREED RATE OF INTEREST: 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 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 this 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 \$_____, with the first installment beginning on _____, 19____ and the remaining installments continuing on the same day of each month

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 secure the payment of the said debt, and in accordance with the terms, provisions and limitation of this Trust Deed, and the performance of the covenants and agreements herein contained, by the Grantors to be performed, and also in consideration of the sum of One Dollar in hand paid, the receipt whereof is hereby acknowledged, do hereby present 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 city of Chicago COUNTY OF Cook AND STATE OF ILLINOIS, to wit:

Lots Four (4) and Five (5) in Block Two (2) in Benedict's Subdivision of the North East Quarter of the South East Quarter of Section Twenty (20), Township Thirty-eight (38) North Range Fourteen (14), East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as: 6708 South Peoria Chicago, IL 60621 Tax ID#20-20-405-026 and which, with the property hereinafter described, is referred to herein as the "premises" #20-20-405-025

TOGETHER with improvements and fixtures now attached together with easements, rights, privileges, interests, tenures and benefits

TO HAVE AND TO HOLD the premises unto the said Trustee, its successors and assigns, forever, for the purposes and upon the trusts herein set forth, free from all rights and benefits under and by virtue of the Homestead Exemption Laws of the State of Illinois, when 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 hand(s) and seal(s) of Grantors the day and year first above written.

SEAL: Eula T. Maxwell SEAL: Eula T. Maxwell

STATE OF ILLINOIS, County of Cook }

Frank E. Toland, a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT Eula T. Maxwell, NOT MARRIED

who is personally known to me to be the same person as is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her 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 16th day of August A D 19 85

Frank E. Toland Notary Public MY COMMISSION EXPIRES JULY 28, 1987

This instrument was prepared by

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

