

UNOFFICIAL COPY

TRUST DEED (ILLINOIS)

(Monthly payments including interest)

85191303

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The Above Space For Recorder's Use Only

THIS INDENTURE, made September 3, 1985, between Albert B. Goldman and Darlene A. Goldman, his wife, herein referred to as "Mortgagors," and G.P. Yagpauer

herein referred to as "Trustee," witnesseth: That, Whereas Mortgagors are justly indebted to the legal holder of a principal promissory note, termed "Installment Note," of even date herewith, executed by Mortgagors, made payable to Fidelity Financial Services, Inc., 1127 Mannheim Rd., Suite 213, Westchester, Illinois 60157

and delivered, in and by which note Mortgagors promise to pay the principal sum of Twelve Thousand Five Hundred Eighty Nine and 05/100 (\$12,589.25) Dollars, and interest from September 9, 1985 on the balance of principal remaining from time to time unpaid at the rate as provided in note of even date, such principal sum and interest to be payable in installments as follows: 250 Monthly Payments One and 05/100 (\$294.05) Dollars on the 03rd day of October 1985 and then Hundred Ninety One and 05/100 (\$291.05) Dollars on the 03rd day of each and every 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 03rd day of 03/1986 1986; all such payments on account of the indebtedness evidenced by said note to be applied first to accrued and unpaid interest on the unpaid principal balance and the remainder to principal; the portion of each said installment consisting principal, to the extent not paid when due, to bear interest after the date for payment thereof, at the rate as provided in note of even date, and all such payments being made payable to Bearer of Note or at such other place as the legal holder of the note may, from time to time, in writing appoint, which note further provides that, at the election of the legal holder thereof and without notice, the principal sum remaining unpaid thereon, together with accrued interest thereon, shall become at once due and payable, at the place of payment aforesaid, in case default shall occur in the payment, when due, of any installment of principal or interest in accordance with the terms thereof or in case default shall occur and continue for three days in the performance of any other agreement contained in this Trust Deed (in which event election may be made at any time after the expiration of said three days, without notice, and that all parties thereto severally waive presentment for payment, notice of dishonor, protest and notice of protest.

NOW THEREFORE, to secure the payment of the said principal sum of money and interest in accordance with the terms, provisions and limitations of the above mentioned note and 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, Mortgagors by these presents CONVEY and WARRANT unto the Trustee, his or his successors and assigns, the following described Real Estate, and all of their estate, right, title and interest therein, situated, lying and being in the

Village of Hoffman Estates, COUNTY OF COOK AND STATE OF ILLINOIS, to wit: 07-07-201-002

Parcel 1 Unit 1 Area 1 Lot 2 in Barrington Square Unit 1, being a Sub of part of the Northeast 1/4 of Section 7, Township 41 North, Range 10 East of the Third Principal Meridian, according to the plat thereof recorded November 14, 1959 as Document 1,019,529 in Cook County, Illinois

Parcel 2 Basement apartment to the above described real estate as defined in Declaration recorded June 2, 1970 as Document No. 21,172,177

TOGETHER with all improvements, easements, covenants, and appurtenances thereto in, on, and all rents, issues and profits thereof for so long and during all such times as Mortgagors may be entitled thereto (which rents, issues and profits are pledged primarily and on a parity with said real estate and not secondarily), and all fixtures, apparatus, equipment or articles now or hereafter therein or thereon used to supply heat, gas, water, light, power, refrigerative and air conditioning (whether single units or centrally controlled), and ventilation, including (without restricting the foregoing) screens, window shades, awnings, storm doors and windows, floor coverings, miter beds, stoves and water heaters. All of the foregoing are declared and agreed to be a part of the mortgaged premises whether physically attached thereto or not, and it is agreed that all buildings and additions and all similar or other apparatus, equipment or articles hereafter placed in the premises by Mortgagors or their successors or assigns shall be part of the mortgaged premises.

TO HAVE AND TO HOLD the premises unto the said Trustee, his or his 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 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 hereby are made a part hereof in the same as though they were here set out in full and to be binding on Mortgagors, their heirs, successors and assigns.

Witness the hands and seals of Mortgagors the day and year first above written.

PLEASE PRINT OR TYPE NAMES IN BELOW SIGNATURES

Albert B. Goldman (Seal) Darlene A. Goldman (Seal)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Albert B. Goldman and Darlene A. Goldman, his wife, personally known to me to be the same persons whose name is 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, including the release and waiver of the right of redemption.

Given under my hand and official seal, this 3rd day of September 1985. Commission expires November 15, 1988. This instrument was prepared by Mary Pretzer

Christopher G. Hunsicker, Notary Public

1127 Mannheim Rd., Suite 213, Westchester, Ill. (NAME AND ADDRESS)

MAIL TO: ADDRESS 1127 Mannheim Rd., Suite 213, CITY AND STATE Westchester, Ill. ZIP CODE 60157

OR RECORDER'S OFFICE BOX NO. 2205 Strathem Pl., Hoffman Estates, Ill.

85191303 DOCUMENT NUMBER

