

UNOFFICIAL COPY

TRUST DEED (ILLINOIS)

(Monthly payments including interest)

8 5 1 85194937

The Above Space For Recorder's Use Only

THIS INDENTURE, made September 9, 1985 between Leo Jones and Elaine Jones, his wife herein referred to as "Mortgagors," and C. R. Wagoner

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 60153

and delivered, in and by which note Mortgagors promise to pay the principal sum of Sixteen Thousand One Hundred Fourty Eight and 75/100 ((316148.75)) Dollars, and interest from September 13, 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: Four Hundred Fourty One and 05/100 ((941.05)) Dollars on the 15th day of October, 1985 and Four Hundred Fourty One and 05/100 ((941.05)) Dollars on the 15th day of each and every month thereafter until said note is fully paid, except that the final payment of principal and interest, if not so paid, shall be due on the 15th day of October, 1990; 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 of said installments constituting 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 said 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, its or 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

City of Chicago COUNTY OF Cook AND STATE OF ILLINOIS, to wit: Lot 13 in Block 2 in Jerome C. Dittenhoefer's Division, Street and Lavergne Avenue Subdivision of the East Half of the North Half of the Northwest Quarter of the Southeast Quarter of Section 4, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

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which, with the property hereinafter described, is referred to herein as the "premises," TOGETHER with all improvements, tenements, easements, 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 rents, issues and profits are pledged primarily and on a parity with said real estate and not secondarily), and all fixtures, apparatus, equipment, articles now or hereafter therein or thereon used to supply heat, gas, water, light, power, refrigeration and air conditioning (whether single unit or centrally controlled), and ventilation, including (without restricting the foregoing), screens, window shades, awnings, storm doors and windows, floor coverings, in-air 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, its or his successors and assigns, forever, for the purposes, and upon the uses and trusts herein set forth, free from all claims 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 appear on page 2 (the reverse side of this Trust Deed) are incorporated herein by reference and hereby are made a part hereof the same as though they were here set out in full and shall 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 NAME(S) BELOW SIGNATURE(S)

Leo Jones (Seal) Elaine Jones (Seal)

State of Illinois, County of Cook, ss., I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Leo Jones and Elaine Jones, his wife

IMPRESS SEAL HERE

personally known to me to be the same person as whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he or she 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 homestead.

Given under my hand and official seal, this 9th day of September, 1985.
Commission Expires September 15, 1988

Christopher J. Wagoner Notary Public

This instrument was prepared by C. R. Wagoner

1127 Mannheim Rd. Westchester Illinois (NAME AND ADDRESS)

ADDRESS OF PROPERTY:

MAIL TO: NAME Fidelity Financial Services Inc.
ADDRESS 1127 Mannheim Rd. Suite 213
CITY AND STATE Westchester Il. ZIP CODE 60153

THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS TRUST DEED

SEND SUBSEQUENT TAX BILLS TO:

Leo Jones (Name)
1010 N. Lawler Chicago Illinois 60651 (Address)

OR RECORDER'S OFFICE BOX NO. 1100 MAIL

DOCUMENT NUMBER

85-194937

