

TRUST DEED

UNOFFICIAL COPY

86619547

THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made December 22, 1986, between

Melvin W. Clinton and Phyllis L. Clinton, in Joint Tenancy  
herein referred to as "Mortgagors," and Security Pacific Finance Corp., an Illinois corporation, herein referred to as TRUSTEE, witnesseth:

THAT, WHEREAS the Mortgagors are justly indebted to the legal holders of the Instalment Note hereinafter described, said legal holder being herein referred to as Holder of the Note, in the principal sum of

Six Thousand Nine Hundred Seventy Five Dollars and 60/100\*\*\*\*\* Dollars, evidenced by one certain Instalment Note of the Mortgagors of even date herewith, made payable to the Holder and delivered, which said Note provides for  monthly instalments of principal and interest, with the balance of indebtedness, if not sooner paid, due and payable on 12-29-91; or  an initial balance stated above and a credit limit of \$ under a Revolving Line of Credit Agreement.

NOW, THEREFORE, the Mortgagors to secure the payment of the said principal sum of money and said interest 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 or their estate, right, title and interest therein, situate, lying and being in City of Blue Island, COUNTY OF COOK AND STATE OF ILLINOIS, to wit:

Lot 11 and the West  $\frac{1}{4}$  of Lot 10 in Block 5 in the Resubdivision of Block 5 and 6 in South Washington Heights, a Subdivision of the North West  $\frac{1}{4}$  of Section 30, Township 37 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

25-36-123-005

Permanent Parcel No. 25-36-123-005 DDJAI CGO

DEPT-91 RECORDING  
T#3333 TRAN 2844 12/26/86 12:32:00  
#1269 # A \*-86-619547  
COOK COUNTY RECORDER

Commonly Known As :2257 W. 121st St.  
Blue Island, IL. 60406

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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 for 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 the 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 are a part hereof and shall be binding on the mortgagors, their heirs, successors and assigns.

WITNESS the hand \_\_\_\_\_ and seal \_\_\_\_\_ of Mortgagors the day and year first above written.

*Melvin Clinton* [SEAL] *Phyllis L. Clinton* [SEAL]  
Melvin W. Clinton [SEAL] Phyllis L. Clinton [SEAL]

*Jane E. Clinton* [SEAL] [SEAL]  
Jane E. Clinton [SEAL] [SEAL]

This Trust Deed was prepared by E. Kaliopoulos, 7667 N. 95th St. Ste. 100, Hickory Hills, IL. 60457

STATE OF ILLINOIS. I, Dolly G. Jenkins, a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT *Melvin W. Clinton and Phyllis L. Clinton and Jane E. Clinton* AS WIFE who are personally known to me to be the same persons whose names 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 22nd day December, 19 86.

Notarial Seal

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ORIGINAL

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Dolly G. Jenkins Notary Public

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1. Notwithstanding that (a) promptly repaying all debts in good condition and keeping, without waste, and free from mechanical faults or damages to be restored; (b) keeping said premises now or at any time in process of erection or construction of such return to the lessee; (c) pay when due any indebtedness which may be secured by a lien or charge on other debts or claims of the lessor; (d) complete within one year after receipt, at the expense of the lessee, any building or improvement now or at any time on the premises which may become part of the same; (e) keep said premises in good condition and repair; (f) render to the lessor a statement of receipts and expenses in detail of each article of property belonging to the lessor; (g) make no material alterations in said premises except as required by law or municipal corporation ordinances.
2. Mortgagors shall pay before any attachment attaches all general taxes, and shall pay special taxes, special assessments, water charges, sewerage charges, and other charges which attach to the premises, to the lessor, and shall pay in full under protest, in the manner provided for in the note or in the manner agreed upon between them, any tax or other debt of the lessor.

THE COVENANTS, CONDITIONS AND PROVISIONS REFERRED TO ON PAGE 1 ARE THE REVERSE SIDE OF THIS TRUST DEED;