



TRUST DEED
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THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made this 28th day of November 19 87, between Jettie M. West, a single person and never married

herein referred to as "Mortgagors," and CHICAGO TITLE AND TRUST COMPANY, an Illinois corporation doing business in Chicago, Illinois, 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 or holders being herein referred to as Holders of the Note, in the principal sum of \$10,000.00

TEN THOUSAND DOLLARS AND 00/00 Dollars, evidenced by one certain Instalment Note of the Mortgagors of even date herewith, made payable to THE ORDER OF BEARER UNITED CREDIT UNION.

4444 S. Pulaski Rd. Chicago, IL 60632 and delivered, in and by which said Note the Mortgagors promise to pay the said principal sum and interest from November 28, 1987 on the balance of principal remaining from time to time unpaid at the rate of 13.8 percent per annum in instalments (including principal and interest) as follows:

Two hundred thirty four dollars and 67/00 Dollars or more on the 28th day of December 19 87 and Two hundred thirty four dollars and 67/00 Dollars or more on the 28th day of each 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 28th day of November 1992. All such payments on account of the indebtedness evidenced by said note to be first applied to interest on the unpaid principal balance and the remainder to principal; provided that the principal of each instalment unless paid when due shall bear interest at the rate of 13.8 per annum, and all of said principal and interest being made payable at such banking house or trust company in Chicago Illinois, as the holders of the note may, from time to time, in writing appoint, and in absence of such appointment, then at the office of UNITED CREDIT UNION 4444 S. Pulaski Rd. Chicago, IL 60632

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 successor, 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 2 IN ANNA KRASA'S SUBDIVISION OF LOT 22 AND THE NORTH 25 FEET OF LOT 21 IN BLOCK 7 IN GRANT'S ADDITION TO CHICAGO SAID ADDITION BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property located at:
1515 S. St. Louis
Chicago, IL 60623
Tax I.D. 16-23-224-005 AKO m
Vol 569

This document prepared by:
Patricia L. Franco
UNITED CREDIT UNION
4444 S. Pulaski Rd.
Chicago, IL 60632

** see riders pp 3&4

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, inador beds, 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 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 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.

Jettie Mary West [SEAL]

STATE OF ILLINOIS, I, Ronald J. Nawrocki a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT Jettie Mary West a single person and never married

who is personally known to me to be the same person whose name 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.

Given under my hand and Notarial Seal this 28th day of November 1987

Notarial Seal

Ronald J. Nawrocki Notary Public my commission expires 11/22/88

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FIXED RATE BALLOON LOAN MORTGAGE

FINAL PAYMENT DUE IN 5 YEARS AND NEED NOT BE RENEWED

TRUST DEED RIDERS

RIDER #1

THIS LOAN WILL BE REPAYED IN ACCORDANCE WITH A 5 YEAR LOAN AMORTIZATION SCHEDULE.

RIDER #2

AMENDMENT

THIS LOAN IS A BALLOON LOAN. FINAL PAYMENT IS DUE, PAYABLE IN FULL AT THE END OF 5 YEARS. YOU MUST REPAY THE ENTIRE PRINCIPAL BALANCE OF THE LOAN AND UNPAID INTEREST THEN DUE. THE LENDER IS UNDER NO OBLIGATION TO REFINANCE THE LOAN AT THAT TIME. YOU WILL THEREFORE BE REQUIRED TO MAKE PAYMENT OUT OF OTHER ASSETS YOU MAY OWN, OR YOU WILL HAVE TO FIND A LENDER WILLING TO LEND YOU THE MONEY AT PREVAILING MARKET RATES, WHICH MAY BE CONSIDERABLY HIGHER OR LOWER THAN THE INTEREST RATE ON THIS LOAN. IF YOU REFINANCE THIS LOAN AT MATURITY, YOU MAY HAVE TO PAY SOME OR ALL CLOSING COSTS NORMALLY ASSOCIATED WITH A NEW LOAN, EVEN IF YOU OBTAIN REFINANCING FROM THE SAME LENDER.

RIDER #3

AMENDMENT

IF THE UNDERSIGNED CONVEYS, SELLS, TRANSFERS OR ASSIGNS, OR ENTERS INTO AN AGREEMENT TO CONVEY, SELL, TRANSFER OR ASSIGN ALL OR ANY PART OF SUCH REAL ESTATE, OR ANY INTEREST THEREIN WITHOUT THE PRIOR WRITTEN CONSENT OF THE HOLDER HEREOF (EXCLUDING

- (A) THE CREATION OF A MORTGAGE ENCUMBRANCE AGAINST THE REAL ESTATE, WHICH IS SUBORDINATE TO SAID MORTGAGE;
- (B) THE GRANT OF A LEASEHOLD INTEREST OF THREE YEARS OR LESS, NOT CONTAINING AN OPTION TO PURCHASE;
- (C) A TRANSFER BY DEVISE, OR DESCENT),

THE HOLDER HEREOF, AT HIS OPTION, MAY DECLARE ALL SUMS DUE HEREUNDER IMMEDIATELY DUE AND PAYABLE.

RIDER #4

ESCROW ACCOUNT

THE MORTGAGOR(S) SHALL PAY AND DEPOSIT WITH THE LEGAL HOLDER OF THE FIXED RATE INSTALLMENT NOTE ON A MONTHLY BASIS (1/12) ONE TWELFTH OF THE REAL ESTATE TAXES ATTRIBUTABLE TO THIS PROPERTY BASED UPON THE MOST RECENT ASCERTAINABLE REAL ESTATE TAX BILL. IN ADDITION THE MORTGAGOR(S) SHALL PAY AND DEPOSIT (1/12) ONE TWELFTH OF ALL REQUIRED INSURANCE PREMIUM(S) RELATING TO THIS LOAN. ALL ESCROW ACCOUNT MONIES SHALL BE HELD BY UNION TEACHERS CREDIT UNION IN A DIVIDEND BEARING ACCOUNT FOR THE BENEFIT OF THE MORTGAGOR(S) AT A RATE OF 5.0 % PER ANNUM.

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RIDER #5

SECURITY FOR OTHER INDEBTEDNESS

THIS DEED OF TRUST SHALL BE SECURITY FOR ANY OTHER INDEBTEDNESS OF WHATEVER KIND OR CHARACTER THAT MAY BE OWING BY MORTGAGOR(S) TO UNION TEACHERS CREDIT UNION UP TO THE TIME OF FORECLOSURE OF THIS DEED OF TRUST, WHETHER THEN MATURED OR NOT.

RIDER #6

FUTURE ADVANCES

PROTECTION OF LEGAL HOLDER'S SECURITY. IF MORTGAGOR(S) FAILS TO PERFORM THE COVENANTS AND AGREEMENTS CONTAINED IN THIS MORTGAGE OR IF ANY ACTION OR PROCEEDING IS COMMENCED WHICH MATERIALLY AFFECTS LEGAL HOLDER'S INTEREST IN THE PROPERTY, INCLUDING BUT NOT LIMITED TO, EMINENT DOMAIN, INSOLVENCY, CODE ENFORCEMENT, OR ARRANGEMENTS OR PROCEEDINGS INVOLVING A BANKRUPT OR DECEDENT, THEN AT LEGAL HOLDER'S OPTION, UPON NOTICE TO MORTGAGOR(S) MAY MAKE SUCH APPEARANCES, DISBURSE SUCH SUMS AND TAKE SUCH ACTION AS IN NECESSARY TO PROTECT LEGAL HOLDER'S INTEREST, INCLUDING, BUT NOT LIMITED TO, DISBURSEMENT OF REASONABLE ATTORNEY'S FEES AND ENTRY UPON THE PROPERTY TO MAKE REPAIRS. IF LEGAL HOLDER REQUIRED MORTGAGE INSURANCE AS A CONDITION OF MAKING THE LOAN SECURED BY THIS MORTGAGE, MORTGAGOR(S) SHALL PAY THE PREMIUMS REQUIRED TO MAINTAIN SUCH INSURANCE IN EFFECT UNTIL SUCH TIME AS THE REQUIREMENT FOR SUCH INSURANCE TERMINATES IN ACCORDANCE WITH MORTGAGOR(S) AND LEGAL HOLDER'S WRITTEN AGREEMENT OR APPLICABLE LAW. MORTGAGOR(S) SHALL PAY THE AMOUNT OF ALL MORTGAGE INSURANCE PREMIUMS IN THE MANNER PROVIDED HEREIN.

ANY AMOUNTS DISBURSED BY LEGAL HOLDER PURSUANT IN THIS PARAGRAPH WITH INTEREST THEREON, SHALL BECOME ADDITIONAL INDEBTEDNESS OF MORTGAGOR(S) SECURED BY THIS MORTGAGE. UNLESS MORTGAGOR(S) AND LEGAL HOLDER AGREE TO OTHER TERMS OF PAYMENT, SUCH AMOUNTS SHALL BE PAYABLE UPON NOTICE FROM LEGAL HOLDER TO MORTGAGOR(S) REQUESTING PAYMENT THEREOF AND SHALL BEAR INTEREST FROM THE DATE OF DISBURSEMENT AT THE RATE PAYABLE FROM TIME TO TIME ON OUTSTANDING PRINCIPAL UNDER THE NOTE UNLESS PAYMENT OF INTEREST AT SUCH RATE WOULD BE CONTRARY TO APPLICABLE LAW IN WHICH EVENT SUCH AMOUNTS SHALL BEAR INTEREST AT THE HIGHEST RATE PERMISSIBLE UNDER APPLICABLE LAW. NOTHING CONTAINED IN THIS PARAGRAPH SHALL REQUIRE LEGAL HOLDER TO INCUR ANY EXPENSE OR TAKE ANY ACTION HEREUNDER.

UPON REQUEST OF MORTGAGOR(S), LEGAL HOLDER AT ITS OPTION PRIOR TO RELEASE OF THIS MORTGAGE, MAY MAKE FUTURE ADVANCES TO MORTGAGOR(S). SUCH FUTURE ADVANCES WITH INTEREST THEREON, SHALL BE SECURED BY THIS MORTGAGE WHEN EVIDENCED BY PROMISSORY NOTES STATING THAT SAID NOTES ARE SECURED HEREBY. AT NO TIME SHALL THE ADDITIONAL SUMS OF MONEY ADVANCED EXCEED ONE HALF OF THE PRINCIPAL AMOUNT SECURED BY THIS MORTGAGE.

REC'D FROM 4520 12/04/87 09:19:00
BOOK 87-343472
COOK COUNTY RECORDER

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

XX Jettie Mary West (SEAL) _____ (SEAL)
Jettie Mary West (SEAL) _____ (SEAL)

STATE OF ILLINOIS
County of Cook

I, Ronald J. Nawrocki a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT Jettie Mary West a single person and never married who is personally known to me to be the same person whose name 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.

Given under my hand and Notarial Seal this 28th day of November 19 87.
Ronald J. Nawrocki Notary Public
My Commission Expires 11/22/88

Notarial Seal

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Handwritten signature

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ACTIST