

TRUST DEED

UNOFFICIAL COPY

88-185-194

THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE made October 14

1988 between

GEORGE S. MENDEZ and KAREN R. MENDEZ, his wife  
herein referred to as "Mortgagors," and Lawrence R. Hochberg

and 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 FIFTY THOUSAND AND NO/100----- Dollars.

evidenced by one certain Instalment Note of the Mortgagors of even date herewith, made payable to THE ORDER OF FIRST NATIONAL BANK IN HARVEY

and delivered, in and by which said Note the Mortgagors promise to pay the said principal sum and interest from October 14, 1988 or the balance of principal remaining from time to time unpaid at the rate of 11.50 per cent per annum in instalments (including principal and interest) as follows:

Fifty Thousand and No/100----- Dollars or more on the 14th day of October 1988 and thereafter monthly in like manner until paid in full. 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 11.50 per annum and all of said principal and interest being made payable at such banking house or trust company in HARVEY Illinois, at the holders of the note may, from time to time in writing appoint, and in absence of such appointment, then at the office of FIRST NATIONAL BANK IN HARVEY in said City.

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, doth these presents CONVEY and WARRANT unto the Trustee, its successors and assigns the following described Real Estate and all of their entire right, title and interest therein, waste, hindrance and damage in the

COUNTY OF

Cook

AND STATE OF ILLINOIS, to wit:

A tract of land described as follows:

Beginning in the center line of Dixie Highway (formerly Chicago-Vincennes Road) which point is 725.55 feet south measured along said center line from a stone on the North line of the South 1/4 of the North East 1/4 of said section and thence running East on a straight line 532.96 feet to a point which is 660 feet South of the North line of said South 1/4 of the North East 1/4; thence South at right angles to the last described line 85 feet; thence running West at Right angles to last described line 491.96 feet more or less to the center line of aforesaid Dixie Highway; thence running Northwesterly along said center line 94.37 feet to place of beginning in Section 7, Township 35 North, Range 14 East of the third principal meridian, in Cook County, Illinois.

P.I. #32-07-203-016-000

Property Address: 1403 Dixie Highway, Flossmoor, IL 60422

which, with the property, hereinafter described, is referred to herein as the "Property".

TOGETHER with all other improvements, fixtures, easements, fixtures and appurtenances thereto belonging and all rents, issues and profits therefrom, now existing and during all such times as Mortgagors may be entitled thereto, which are pictured, named and/or described in the Deed, and all rights thereto, to the better, bed, garden, trees, grass, shrubs, flowers, vines, fence, walls, foundations, water, light, power, transportation, or other service units or centralized, individual, and separate, including, without describing the foregoing, screens, wind, or garden, storm doors and windows, front or back yard, beds, sunroom, or any and every other part of the foregoing, all of the foregoing are declared to be a part of said real estate whether physically joined thereto or not, and it is agreed that all similar apparatus, equipment or articles heretofore mentioned or to be purchased by the mortgagors in the future shall be considered as a continuing part of the real estate.

TO HAVE AND TO HOLD the same, to the said Trustee, its successors and assigns, forever, the use and trust hereby are given in fee simple absolute, free from all taxes and imposts, except such taxes as the State of Illinois, which and rights and benefits, Mortgagors and Mortgagors' express release and waives.

This trust deed consists of two pages. The covenants, conditions and provisions appearing on page 2 of the reverse side of this trust deed are incorporated herein by reference and are a part hereof and shall be binding on the trustee, their heirs, successors and assigns.

LESS the sum of \$1,000.00 of Mortgage to the day and year first above written.

*George S. Mendez* -----  
George S. Mendez

*Karen Mendez* -----  
Karen R. Mendez

STATE OF ILLINOIS

the undersigned

Notary Public in and for and residing in Cook County, in the State of Illinois DO HEREBY CERTIFY THAT George S. Mendez and Karen R. Mendez, his wife

are personally known to me to be the persons to whom the names are subscribed to the foregoing instrument, appeared before me this 14th day of October, 1988, and duly acknowledged that they signed, sealed and delivered the foregoing instrument in their free and voluntary manner.

"OFFICIAL SEAL"

Lawrence R. Hochberg  
Notary Public, State of Illinois  
My Commission Expires 5/5/92

Notary Public

Trust Deed - Individual Mortgagor - Secures One Instalment Note with Interest included in Payment

R-1175

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**UNCONDITIONAL COVENANT**  
1. Mortgagors shall (1) promptly, except as required to rebuild any building or structure, make good the better part of the premises which may become damaged or be destroyed; (2) keep said premises in good condition and repair, without waste, and free from mechanics' or other liens or claims for work not expressly subcontracted to the lessor; (3) pay when due any indebtedness which may be secured by a lien or charge on the premises superior to the lien hereunder and upon request exhibit satisfactory evidence of the discharge of such prior lien to Trustee or to holders of the note; (4) complete within a reasonable time any building or buildings now or at any time in process of erection upon said premises; (5) comply with all requirements of law or municipal ordinances in respect to the premises and the use thereof; (6) make no material alterations in said premises except as required by law or municipal ordinance.

2. Mortgagors shall be liable for the payment of all general real estate taxes and shall deposit or cause to be deposited with the Trustee named in this Trust Deed or with the legal holder of the note referred to herein on the first day of each and every month during the term of said loan a sum equal to one-twelfth of the estimated general real estate taxes due according against said premises computed on the amount of the last ascertainable real estate taxes. Mortgagors shall pay special taxes, special assessment, water charges, sewer charges and other charges against the premises when due and shall upon written request turn the Trustee or the holders of the note referred to herein to public record thereof.

3. Mortgagors shall cause all buildings and improvements now or hereafter erected on said premises to be insured against loss or damage by fire, lightning or other storm under policies providing for payment by the insurance companies of monies sufficient either to pay the cost of replacing or repairing the same or to pay in full the indebtedness secured hereby, and no companies satisfying to the holders of the note, other insurance policies payable in case of loss or damage, the Trustee for the benefit of the holders of the note, such rights to be evidenced by the standard mortgage clauses attached to each policy, and shall deliver all policies, including additional and renewal policies, to holders of the note, and in case of insurance about to expire, shall be delivered to the holders of the note, not less than ten days prior to the respective dates of expiration. Mortgagors shall deposit with the Trustee an amount equivalent to one-tenth of the annual insurance premiums on the first day of each and every month during the term of said note. The amounts so deposited under the real estate tax reserve and insurance reserve referred to in paragraphs 1, 2, and three hereof shall be held by the Trustee in the capital of the note as and for a Saving Fund to be used by the Trustee in the capital of the note to pay the general real estate taxes levied against the premises and insurance premiums as and when the same become due and payable.

any right accruing them in respect of any debt or liability hereunder in the part of Montparc.

EST. 1947 • THE ASSOCIATION FOR THE STUDY OF LITERATURE AND CULTURE AT THE UNIVERSITY OF TORONTO

*Open*

When the righting reflex is present, the head is turned to the side, and the animal will roll over onto its side. The degree of response depends upon the intensity of the stimulus.

Trustees seek approaches that are timely and dependent on a strengths-based model that identifies assets, which may be best leveraged to remediate weaknesses, and the need to encourage self-advocacy. The students' own strengths, particularly those that have been developed with respect to the areas of focus, should be highlighted. This may seem counterintuitive, necessary though it is to ensure that students are able to address their needs, as well as the needs of the school.

Trustee shall be entitled to receive payment of all expenses relating to the administration of the trust, including attorney's fees, accountants' fees, audit fees, trustee's compensation, and other expenses, including the cost of advertising, filing, recording, and publishing notices, and the cost of preparing and maintaining the trust account.

8. The proceeds from the sale of the shares will be used to cover the costs and expenses of the defense of the shareholders' interest. Second, other funds may be used to cover the costs and expenses of the defense of the shareholders' interest. As

There were 100 members in the Association at the time of its incorporation. The Association has since increased its membership to 150 members. The Association's officers are as follows:

homestead right and the trustee hereunder may be substituted as a trustee. Such trustee shall have power to settle the rents issues and expenses of such premises during the period of time hereinabove mentioned, and all debts due during the same period of time, and to recommend whether there be reversion or not, as well as any other further measures necessary for the protection of the trustee.

10. The same conditions apply as for the vehicles in the previous section, except that the vehicle is not required to be registered in the parts  
11. These figures are based on the number of vehicles in the year of manufacture and are not permitted for  
12. These figures are based on the number of vehicles in the year of manufacture and are not permitted for

12 Trustee has been unable to make a final accounting because he has not received certain documents from the parties involved in the case. He will endeavor to do so as soon as he receives them.

Required to file a statement that there has been no change in the amount of the debt or in the amount of the interest before or after making the original application, and that the original application has not been called in or reduced or remitted in any respect since the date of the original application.

Off

14. Listed below are the names of the individuals who have been charged as  
members of these organizations. At the present time, no charges have been  
brought against any of these individuals.

10. The Plaintiff has been unable to identify the exact date of the accident. However, it is believed that the accident occurred between 10:00 AM and 12:00 PM on May 14, 1986. Plaintiff's attorney has been in contact with the Plaintiff's employer, Mr. James W. McGehee, and has been advised that Plaintiff was working at the time of the accident. Plaintiff's attorney has been advised that Plaintiff was working at the time of the accident.

10. The following table shows the number of hours worked by each employee in a company. Calculate the average number of hours worked per employee.

**IMPORTANT**

The instrument mentioned in the within Trust Deed has been  
described hereinafter under identification No.                   .

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Assistant to the President  
Assistant Secretary

DEUTERONOMY

First National Bank in Harvey  
14 East 154th Street  
Harvey, IL 60426

## **INSTRUCTIONS**

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**FOR RECORDERS INDEX PURPOSES  
INSERT STREET ADDRESS OF ABOVE  
DESCRIBED PROPERTY HERE**