

88486149

THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made October 19 19 88, between George P. Martin and

Maureen E. Martin, His wife a Delaware herein referred to as "Mortgagors," and Security Pacific Financial Services, Inc., a Delaware 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 \$22470.00

Twenty Two Thousand Four Hundred Seventy and 00/100 Dollars, evidenced by one certain 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 10/24/03; or an Initial balance stated above to a credit limit of \$_____ under a Revolving Loan 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 of their estate, right, title and interest therein, situate, lying and being in the city of Forest Park, COUNTY OF Cook AND STATE OF ILLINOIS, to wit:

The South $\frac{1}{2}$ of Lot 4 in Block 6 in South Addition to Harlem in Section 13, Township 39 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

Also Known As: 1015 South Elgin Avenue
Forest Park, Illinois

Tax I.D. 15-13-422-040

DEPT-01 \$12.25
T#1111 TRAN 0476 10/21/88 14:47:00
#5362 #A *88-486149
COOK COUNTY RECORDER

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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 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 may not be assumed.

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.

George P. Martin [SEAL] Maureen E. Martin [SEAL]
Maureen E. Martin [SEAL]

This Trust Deed was prepared by T.M. Ruglio 7667 W. 95th St., Hickory Hills, Illinois

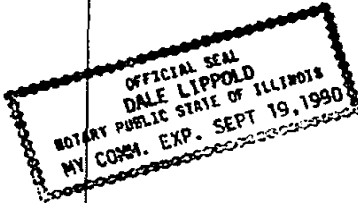
STATE OF ILLINOIS,
County of Cook

I, Dale Lippold ss. a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT George P. Martin, and Maureen E. Martin his wife

who are personally known to me to be the same person s whose name s are 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 19th day October, 19 88.

Dale Lippold Notary Public



Notarial Seal

12 Mail

UNOFFICIAL COPY

PLACE IN RECORDERS OFFICE BOX NUMBER

FOR RECORDER'S INDEX PURPOSES
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE

W. W. 95th Street Suite 10
Hickory Hills, IL 60067
MAY 1988

MAY 1988

FOR THE PROTECTION OF BOTH THE BORROWER AND LENDER THE INSTALLMENT NOTE SECURED BY THIS TRUST DEED SHOULD BE FILED FOR RECORD.

By _____
Assistant Secretary / Assistant Vice President

Identification No. _____
Trustee.

THE COVENANTS, CONDITIONS AND PROVISIONS REFERRED TO ON PAGE 1 (THE REVERSE SIDE OF THIS TRUST DEED):

- Mortgagor shall promptly repair, restore or rebuild any buildings or improvements now or hereafter situated on the premises which may become damaged or be destroyed; (b) keep said premises in good condition and repair, without waste, and free from mechanical or other liens or claims for lien not expressly subordinated to the lien hereof; (c) pay when due any indebtedness which may be secured by a lien or charge on the premises superior to the lien hereof, and upon request exhibit satisfactory evidence of such prior lien to Trustee or to holder of the note; (d) comply with the time a reasonable time any building or building improvements now or at any time in process of erection upon said premises; (e) comply with all requirements of law or municipal ordinances with respect to the premises and the use thereof; (f) make no material alterations in said premises except as required by law or service charges, and other charges against the premises when due, and shall, upon written request, furnish to Trustee or to holder of the note a duplicate receipt therefor. To prevent default hereunder Mortgagors shall pay in full under protest, in the manner provided by statute, any tax or assessment against the premises which shall become a general tax, and shall pay special taxes, special assessments, water charges, sewer municipal ordinance.
- Mortgagors shall pay before any general taxes, and shall pay special taxes, special assessments, water charges, sewer municipal ordinance.
- Mortgagors shall keep all buildings and improvements now or hereafter situated on the premises which may become damaged or be destroyed; (b) keep said premises in good condition and repair, without waste, and free from mechanical or other liens or claims for lien not expressly subordinated to the lien hereof; (c) pay when due any indebtedness which may be secured by a lien or charge on the premises superior to the lien hereof, and upon request exhibit satisfactory evidence of such prior lien to Trustee or to holder of the note; (d) comply with the time a reasonable time any building or building improvements now or at any time in process of erection upon said premises; (e) comply with all requirements of law or municipal ordinances with respect to the premises and the use thereof; (f) make no material alterations in said premises except as required by law or service charges, and other charges against the premises when due, and shall, upon written request, furnish to Trustee or to holder of the note a duplicate receipt therefor. To prevent default hereunder Mortgagors shall pay in full under protest, in the manner provided by statute, any tax or assessment against the premises which shall become a general tax, and shall pay special taxes, special assessments, water charges, sewer municipal ordinance.
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