

UNOFFICIAL COPY

TRUST DEED

88575400

THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made December 10, 19 88, between Edward Sims and

ARETHA L. SIMS, HIS WIFE, IN JOINT TENANCY.

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 \$65,252.33

Sixty Five Thousand Two Hundred Fifty Two and 33/100 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 12-15-03 ; or an initial balance stated above and a credit limit of \$ N/A 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 the 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 CHICAGO COUNTY OF COOK AND STATE OF ILLINOIS, to wit:

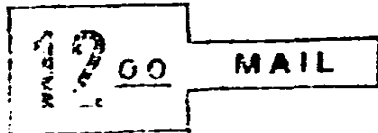
Lot 17 in block 4 in South Kenwood, a subdivision in the Northeast 1/4 of the Northwest 1/4 of section 25, township 38 North, range 14 East of the Third Principal Meridian, in Cook County, Illinois

ALSO KNOWN AS: 7542 S COLFAX, CHICAGO, ILL

TID# 20-25-122-002

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COOK COUNTY RECORDER



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 thereon for so long and during all such times as Mortgagors may be entitled thereto (which are pledged primarily and in the first priority 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) freights, 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, 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, and 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 S and seal S of Mortgagors the day and year first above written.

Edward Sims [SEAL] Aretha L. Sims [SEAL]
EDWARD SIMS [SEAL] ARETHA L. SIMS [SEAL]

This Trust Deed was prepared by JENNIFER L. STULL 19 S. LASALLE STE. 605 CHGO. IL. 60603

STATE OF ILLINOIS, I, LENORA ADAMS
County of COOK } SS. a Notary Public in and for residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT EDWARD SIMS AND ARETHA L. SIMS, HIS WIFE,
IN JOINT TENANCY.

who SE 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.

OFFICIAL SEAL
LENORA ADAMS
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP. APR 20, 1992

Given under my hand and Notarial Seal this 10th day DECEMBER 19 88

Jennifer L. Stull Notary Public

88578400

