



TRUST DEED

MAR-24-88

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THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE, MADE March 22, 1988, between Randall G. Palmer and Carol J. Palmer (his wife)

PARKWAY BANK & TRUST COMPANY herein referred to as Mortgagors, and KIMCO XXXX TRXX 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 \$4,000.00*

FOUR THOUSAND AND 00/100 * * * * * Dollars, evidenced by one certain Instalment Note of the Mortgagors of even date herewith, made payable to THE ORDER OF BEARER PARKWAY BANK & TRUST COMPANY

and delivered in and by which said Note the Mortgagors promise to pay the said sum and interest from March 22, 1988 on the balance of principal remaining from time to time unpaid at the rate of 11.00% per cent per annum in instalments (including principal and interest) as follows:

EIGHTY-SEVEN AND 83/100* * * * * Dollars or more on the 21st day of April 1988 and EIGHTY-SEVEN AND 83/100* * * * * Dollars or more on the 21st 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 21st day of March, 1993.

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 11.00% per annum, and all of said principal and interest being made payable at such banking house or trust company in HARWOOD HEIGHTS, 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 Parkway Bank & Trust Co. 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, 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, lying and being in the Village of Franklin Park, COUNTY OF COOK AND STATE OF ILLINOIS, to wit:

Lot 11 (except South 11 feet thereof) and South 16 Feet of Lot 10 in Block 27 in Walter G. McIntosh's Company's River Park Addition being a subdivision of part of fractional Section 27 and 34, Township 40 North, Range 12, East of the Third Principal Meridian. Plat recorded June 15, 1925 as document 8944974 in Recorder's Office in Cook County, Illinois.

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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 unit or centrally controlled), and ventilation, including without restricting the foregoing, screens, window shades, storm doors and windows, floor coverings, inador beds, awnings, stoves and other 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.

Handwritten signatures of Randall G. Palmer and Carol J. Palmer with [SEAL] markings.

STATE OF ILLINOIS, I, the undersigned, a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT Randall G. Palmer and Carol J. Palmer (his wife)

who are personally known to me to be the same person whose name 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 of March 1988

Handwritten signature of Notary Public

Notarial Seal

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MAIL TO: 4800 N. HAMILTON AVE. HARBOR HEIGHTS, ILL. 60656 BOX 232

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FOR RECORDERS INDEX PURPOSES INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE 2420 N. Oak St.

PARKWAY BANK & TRUST CO. Identification No. 2931

FOR THE PROTECTION OF BOTH THE BORROWER AND LENDER THE INSTANT NOTE SHOULD BE FILED BY THE DEEDS FILED FOR RECORD AND THE TRUST COMPANY, BEFORE THE TRUST DEED IS FILED FOR RECORD.

The covenants, conditions and provisions referred to on page 1 (THE REVERSE SIDE OF THIS TRUST DEED) are hereby agreed to by the undersigned as follows:
1. Mortgages shall be promptly repaired, restored or rebuilt any buildings or improvements now or hereafter situated on said premises insured against loss or damage by fire, lightning or windstorm and flood damage, and the borrower shall pay in full under protest, in the manner provided by statute, any tax or assessment which the borrower may desire to contest.

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