



TRUST DEED

UNOFFICIAL COPY

ORDER #

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THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE made August 18, 1988 between William Earl Keyes and his wife Maria Keyes as joint tenants 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 Thirty Four Thousand One Hundred Seventy dollars even ----- (34,170.00) Dollars, evidenced by one certain Instalment Note of the Mortgagors of even date herewith, made payable to THE ORDER OF BEARER

and delivered, in and by which said Note the Mortgagors promise to pay the said principal sum and interest from August 18, 1988 on the balance of principal remaining from time to time unpaid at the rate of 12 percent per annum in installments (including principal and interest) as follows:

Two Hundred Eighty Four dollars and Seventy Five cents (284.75) Dollars or more on the 18th day of September 1988 and Two Hundred Eighty Four dollars & 75/100 --- Dollars or more on the 18th 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 18th day of August 1998 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 12 per annum and all of said principal and interest being made payable at such banking house or trust company in Cook County 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 General Finance Corporation in said City, 3145 W Belmont Chicago Illinois 60634

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 COUNTY Of Cook AND STATE OF ILLINOIS, to-wit:

Lot 78 in Arminton's subdivision of the north east 1/4 of the north east 1/4 of the north east 1/4 of section 11, Township 39 north, Range 13 east of the third principal meridian, in Cook County, Illinois.

Perm. Tax No.: 16-11-206-037-0000  
Address: 3254 W Huron Chicago Illinois 60674

1200

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 Mortgage may be entitled thereto, which are pledged primarily and on a parity with said real estate and not secondarily, and all apparatus, equipment, 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, wind shields, storm doors and wind as, floor coverings, radiator 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, unto the heirs, heirs and beneficiaries 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.

*William Earl Keyes* [SEAL] *Maria Keyes* [SEAL]

STATE OF ILLINOIS )  
I, ~~XXXXXXXXXX~~ Debbie L. Sculliufo )  
a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY )  
County of Cook ) THAT William Earl Keyes and his wife Maria Keyes )  
as joint tenants )

who are personally known to me to be the same persons, whose names are subscribed to the

"OFFICIAL SEAL" foregoing instrument, appeared before me this day in person and acknowledged that DEBBIE L. SCULLIUFO they signed, sealed and delivered the said instrument as their free and Notary Public, State of Illinois

My Commission Expires 10-14-91

Given under my hand and Notarial Seal this 18th day of August 1988

*Debbie L. Sculliufo* Notary Public  
Commission Expires: 10-14-91

Notarial Seal

88386582

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

MAIL TO: General Finance Corporation of Illinois

DEFINITION FOR RECORD

FOR THE PROTECTION OF BOTH THE BORROWER AND  
LENDER THE INSTANT NOTE SECURED BY THIS  
TRUST SHOULD BE FILED BY CHICAGO TITLE  
AND TRUST COMPANY, TRUSTEE, BEFORE THE TRUST

Assistant Secretary/Assistant Vice President

CHICAGO TITLE AND TRUST COMPANY,  
Trustee.

1. Mortgages shall (a) promptly repair, restore or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or be destroyed; (b) 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 lender hereof; (c) pay when due any indebtedness which may be secured by a lien or charge on the premises hereof; and upon request exhibit satisfactory evidence of the discharge of such prior lien to Trustee or to holders of the note; (d) complete within 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 ordinance with respect to the premises and the use thereof; (f) make no material alterations in said premises except as required by law or municipal ordinance.

2. Mortgages shall pay before any penalty attaches all general taxes, special assessments, water charges, sewer charges, and other charges against the premises when due, and shall, upon written request, furnish to Trustee or to holders of the note duplicate receipts therefor. To prevent default hereunder Mortgages shall pay in full under protest, in the manner provided by statute, any tax or assessment which Mortgages may incur to cover:

3. Mortgages shall keep all buildings and improvements now or hereafter situated on said premises insured against loss or damage by fire, lightning or windstorm and flood damage, where the lender is required by law to have its loan so insured under policies providing for payment of the amount of such loss or damage to the lender. Mortgages shall keep all buildings and improvements now or hereafter situated on said premises insured against loss or damage by fire, lightning or windstorm and flood damage, where the lender is required by law to have its loan so insured under policies providing for payment of the amount of such loss or damage to the lender.

4. In case of default hereunder, Trustee or the holder of the note may, but need not, make any payment or perform any act hereunder or request of Mortgages in any form and manner deemed expedient, and may, but need not, make full or partial payments of principal or interest on the note, and purchase, discharge, compromise or settle any tax lien or other prior lien or title or claim therefor, or redeem from any tax sale or foreclosure affecting said premises or contract any tax or assessment, or file any tax lien or other prior lien or title or claim therefor, or request of Mortgages in any form and manner deemed expedient, and may, but need not, make full or partial payments of principal or interest on the note, and purchase, discharge, compromise or settle any tax lien or other prior lien or title or claim therefor, or redeem from any tax sale or foreclosure affecting said premises or contract any tax or assessment, or file any tax lien or other prior lien or title or claim therefor.

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

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