

TRUST DEED

THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE, made November 27 19 89 between

David W. Beer and Joyce Karnes Beer

87822180

herein referred to as "Mortgagors," and MICHIGAN AVENUE NATIONAL BANK OF CHICAGO, a National Banking Association, doing business in Chicago, Illinois, herein referred to as TRUSTEE, witnesseth: THAT, WHEREAS the Mortgagors are justly indebted to the legal holder or 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 Fourteen Thousand and no/100ths 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 November 27, 1989 on the balance of principal remaining from time to time unpaid at the rate of Twelve & 50/100ths percent per annum in instalments as follows:

Three Hundred Thirteen and 67/100ths

Dollars on the 15th day of December 1989 and

Three hundred Thirteen and 67/100ths

Dollars on the 15th 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 15th day of November 19 94. 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 Fourteen & 1/2 percent per annum, and all of said principal and interest being made payable at such banking house or trust company in Chicago 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 Michigan Avenue National Bank in said City, Chicago

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 Chicago COUNTY OF Cook AND STATE OF ILLINOIS.

Lot 4 in Block 10 in the Original Town of Pullman, being a Subdivision of part of the Northeast 1/4 of Section 27, Township 37 North, Range 14, East of the Third Principal Meridian, North of the Indian Boundary Line, lying East of the right of way of the Illinois Central Railroad in Cook County, Illinois.

80022180

PERMANENT INDEX NO. 25-22-218-031 Commonly known address 11306 Forrestville Chicago, IL 60628

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, in-door 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 trust 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.

David W. Beer (SEAL) Joyce Karnes Beer (SEAL) David W. Beer (SEAL) Joyce Karnes Beer (SEAL)

STATE OF ILLINOIS } ss. Renee A. Hennessey a Notary Public in and for and residing in said County, in the State aforesaid. DO HEREBY CERTIFY THAT County of Cook } David W. Beer and Joyce Karnes Beer

who ARE personally known to me to be the same person whose name is 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, including the release and waiver of the right of homestead.

Given under my hand and Notarial Seal this 27th day of November, A.D. 19 89. Renee A. Hennessey Notary Public.

RECORDERS OFFICE BOX NUMBER INSTRUCTIONS OR CITY STREET NAME Michigan Avenue National Bank 30 N. Michigan Ave. Chicago, IL 60602 ATTENTION: MARY EARLS

FOR RECORDERS INDEX PURPOSES INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE 11306 S. FORESTVILLE CHICAGO, ILLINOIS 60628



REVILED

FOR THE PROTECTION OF BOTH THE BORROWER AND LENDER, THE NOTE SECURED BY THIS TRUST DEED SHOULD BE IDENTIFIED BY THE TRUSTEE NAMED HEREIN BEFORE THE TRUST DEED IS FILED FOR RECORD.

Michigan Avenue National Bank of Chicago, as Trustee, 7650 North Dearborn Street, Chicago, Illinois 60619. The Trust Deed and all provisions hereof shall extend to and be binding upon Mortgages and all persons claiming under or through Mortgages, whether or not such persons shall have executed the note or this Trust Deed.

* FIRST COLONIAL TRUST COMPANY, SUCCESSOR TO THE INVESTMENT NOTE MENTIONED IN THE WITHIN TRUST DEED HAS BEEN IDENTIFIED

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THIS DOCUMENT WAS PREPARED BY RENE HENNESSY



1. Mortgages shall obtain insurance covering flood damage... 2. Mortgages shall pay before any penalty... 3. Mortgages shall keep all buildings and improvements... 4. In case of default... 5. The Trustee of the holders of the note hereby secured... 6. Mortgages shall pay each term of installments... 7. When the indebtedness hereby secured shall become due... 8. Mortgages shall pay each term of installments... 9. The Trustee of the holders of the note hereby secured... 10. No action for the enforcement of the lien of or of any... 11. Trustee of the holders of the note shall have the right... 12. Trustee has no duty to examine the title... 13. Trustee shall release this trust deed... 14. The description herein contained of the note and which... 15. This Trust Deed and all provisions hereof shall extend to and be binding upon Mortgages and all persons claiming under or through Mortgages, whether or not such persons shall have executed the note or this Trust Deed.

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