

89077053

THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made FEBRUARY 17th 19 89, between MARION L. PHELPS AND

BARBARA A. PHELPS, HIS WIFE IN JOINT TENANCY A DELAWARE herein referred to as "Mortgagors," and SECURITY PACIFIC FINANCIAL SERVICES, INC., a 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 9500.28

NINE THOUSAND FIVE HUNDRED DOLLARS AND TWENTY EIGHT CENTS-----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 02/23/1996; or an initial balance stated above and a credit limit of \$ NA 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 CHICAGO, COUNTY OF COOK AND STATE OF ILLINOIS, to wit:

THE NORTH 29 FT OF LOT 3 IN BLOCK 4 IN POWELL'S SUBDIVISION OF BLOCKS 1 TO 5, 7 AND 9 TO 11 IN PERRY P. POWELL'S SUBDIVISION OF LOTS 3 AND 5 OF THE CIRCUIT COURT PARTITION OF THE EAST 63.42 ACRES NORTH OF MILWAUKEE AVENUE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN # 13-36-212-004

Commonly Known as 2241 N. Maplewood Chicago, IL 60630 DEPT-01 RECORDING \$12.00 FEB 21 1989 10:14:00 COOK COUNTY RECORDER 89077053

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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 my and seal of Mortgagors the day and year first above written.

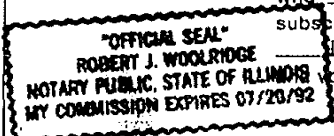
MARION L. PHELPS (SEAL) BARBARA PHELPS (SEAL) [Signatures]

This Trust Deed was prepared by C. BANKS 707 SKOKIE BLVD NORTHBROOK, IL 60062

STATE OF ILLINOIS, ss. ROBERT J. WOOLRIDGE County of COOK a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT MARION L. PHELPS & BARBARA PHELPS

who ARE personally known to me to be the same person S whose name S 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 voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 17th day FEBRUARY, 19 89



Robert J. Woolridge Notary Public

1200 E

