

UNOFFICIAL COPY

TRUST DEED

89163167

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THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made April 6, 1989, between Edward J. Schaver, a Bachelor and CAROLYN J. POSTMUS, A Spinster

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 Forty Five Thousand

and no/100 (\$45,000.00) - - - - - Dollars,

evidenced by one certain Instalment Note of the Mortgagors of even date herewith, made payable to THE ORDER OF ~~XXXXXXXX~~ James B. Schaver

and delivered, and by which said Note the Mortgagors promise to pay the said principal sum and interest from date of disbursement on the balance of principal remaining from time to time unpaid at the rate of 10% per cent per annum in instalments (including principal) and interest) as follows:

Four Hundred Eighty Three and 57/100 (\$483.57) - - - - - Dollars or more on the 6th day of May 1989, and Four Hundred Eighty Three and 57/100 - - - - - Dollars or more on the 6th 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 6th day of May, 2004. 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 Oak Lawn, 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 Chicago Title Insurance Company 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, situate, lying and being in the Village of Tinley Park (COUNTY OF Cook AND STATE OF ILLINOIS, to wit:

Lot 12 in Block 12 in W.C. Groebe's Kimberly Heights Second Addition to Tinley, a subdivision of the East half of the South West quarter of Section 20, Township 36 North, Range 13 East of the Third Principal Meridian, (except the West 17 1/2 rods (288.75 feet) of the South 40 rods (660 feet) and except the Southerly portion thereof dedicated for highway purposes for 167th Street) in Cook County, Illinois, a plat of which was recorded July 10, 1956 as Document Number 16634476, in Cook County, Illinois.

Permanent Index Number: 28-20-310-010
Property Address: 16521 Leslie Ann Drive, Tinley Park, IL 60477

THE INSTALMENT NOTE SECURED BY THIS TRUST DEED CONTAINS A DUE ON SALE CLAUSE AND AN OPTION REQUIREMENT FOR MONTHLY TAX AND INSURANCE DEPOSITS

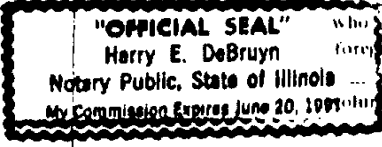
which, with the property hereinafter described, is referred to herein as the "premises." TOGETHER with all improvements, tenements, easements, fixtures, and appurtenances thereto belonging, and all rents, issues and profits thereof for so long and during all such times as Mortgagors may be entitled thereto (which are pledged primarily, and on a parity with said real estate and not secondarily) and all apparatus, equipment or articles now or hereafter thereon or thereon used to supply heat, gas, air conditioning, water, light, power, refrigeration (whether through units or centrally controlled), and ventilation, including without restricting the foregoing), screens, window shades, storm doors and window coverings, inlaid beds, awnings, stoves and water heaters. All of the floor coverings, 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 Trustee, its successors and assigns, forever, for the purposes, and upon the uses and trusts herein set forth, free from all rights and benefits in and by virtue of the Homestead Exemption Laws of the State of Illinois, which said rights and benefits the Mortgagors do hereby expressly 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 the Mortgagors the day and year first above written.
Carolyn J. Postmus [SEAL] Edward J. Schaver [SEAL]

STATE OF ILLINOIS, I, Harry E. DeBruyn, a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT Edward J. Schaver, a Bachelor and Carolyn J. Postmus



who personally known to me to be the same person as 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.

Given under my hand and Notarial Seal this 6th day of April 1989
[Signature] Notary Public

This instrument prepared by:
Harry E. DeBruyn, Esq.
15252 S. Harlem Avenue
Orland Park, IL 60462

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Property of Cook County Clerk's Office

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COOK COUNTY RECORDER

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