

UNOFFICIAL COPY

TRUST DEED (ILLINOIS)

(Monthly payments including interest)

89166120

The Above Space For Recorder's Use Only

THIS INSTRUMENT, made April 12, 19 89, between Curtis J. Cowsen and Zetta M. Cowsen, his wife, in joint tenancy Robert L. Soltis herein referred to as "Mortgagors," and

herein referred to as "Trustee," witnesseth: That, Whereas Mortgagors are justly indebted to the legal holder of a principal promissory note, termed "Installment Note," of even date herewith, executed by Mortgagors, made payable to Fidelity Financial Services, Inc. 9944 S. Roberts Rd., Palos Hills, IL 60465

and delivered, in and by which note Mortgagors promise to pay the principal sum of Eleven Thousand Six Hundred Ninty-nine & 11/100 (11699.11) Dollars, and interest from

on the balance of principal remaining from time to time unpaid at the rate as provided in note of even date, such principal sum and interest to be payable in installments as follows: Three Hundred Thirteen & 55/100 (313.55) Dollars

on the 17th day of May, 1989, and Three Hundred Thirteen & 55/100 (313.55) Dollars

on the 17th day of each and every 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 17th day of May, 1994; all such payments on account of the indebtedness evidenced by said note

to be applied first to accrued and unpaid interest on the unpaid principal balance and the remainder to principal; the portion of each of said installments constituting principal, to the extent not paid when due, to bear interest after the date for payment thereof, at the rate as provided in note of even date, and all such payments being made payable to Bearer of Note or at such other place as the legal holder of the note may, from time to time, in writing appoint, which note further provides that at the election of the legal holder thereof and without notice, the principal sum remaining unpaid thereon, together with accrued interest thereon, shall become at once due and payable, at the place of payment aforesaid, in case default shall occur in the payment, when due, of any installment of principal or interest in accordance with the terms thereof or in case default shall occur and continue for three days in the performance of any other agreement contained in this Trust Deed (in which event election may be made at any time after the expiration of said three days, without notice), and that the parties thereto severally waive presentment for payment, notice of dishonor, protest and notice of protest.

NOW THEREFORE, to secure the payment of the said principal sum of money and interest in accordance with the terms, provisions and limitations of the above mentioned note and 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, Mortgagors by these presents CONVEY and WARRANT unto the Trustee, its or his successors and assigns, the following described Real Estate, and all of their estate, right, title and interest therein, to wit: being in the

City COUNTY OF Cook AND STATE OF ILLINOIS, to wit:

Unit 4-C Together with an undivided 2.28 Percent interest in the common elements in 5700 S. Crandon Condominium as delineated and defined in the Declaration Recorded as Document Number 22813859, in the Southeast 1/4 of section 24, Township 28 North, Range 14, East of the Third Principal Meridian, In Cook County, Illinois
20-24-404.028-1010

TRW REAL ESTATE
LOAN SERVICES
SUITE #1015
100 N. LaSALLE
CHICAGO, IL 60602
3203041

APR 14 1989

which, with the property hereinafter described, is referred to herein as the "premises." TOGETHER with all improvements, tenements, easements, and appurtenances thereto belonging, and all rents, issues and profits thereon so long and during all such times as Mortgagors may be entitled thereto (which rents, issues and profits are pledged primarily and on a par with said real estate and not secondarily), and all fixtures, apparatus, equipment or articles now or hereafter therein or thereon used to supply heat, gas, water, light, power, refrigeration and air conditioning (whether single units or centrally controlled), and ventilation, including (without restricting the foregoing), screens, window shades, awnings, storm doors and windows, floor coverings, in-door beds, stoves and water heaters. All of the foregoing are declared and agreed to be a part of the mortgaged premises whether physically attached thereto or not, and it is agreed that all buildings and additions and all similar or other apparatus, equipment or articles hereafter placed in the premises by Mortgagors or their successors or assigns shall be part of the mortgaged premises.

TO HAVE AND TO HOLD the premises unto the said Trustee, its or his successors and assigns, forever, for the purposes, and upon the terms 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 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 hereby are made a part hereof the same as though they were here set out in full and shall be binding on Mortgagors, their heirs, successors and assigns.

Witness the hands and seals of Mortgagors the day and year first above written.

PLEASE
PRINT OR
TYPE NAME(S)
BELOW
SIGNATURE(S)

Curtis J. Cowsen (Seal) Zetta M. Cowsen (Seal)
Curtis J. Cowsen Zetta M. Cowsen

DEPT-31 \$12.25
T#1111 TRAN 0154 04/14/89 12:04:00
#1337 #A #37-122120

State of Illinois, County of Cook ss., I, the undersigned, a Notary Public in and for said County,

in the State aforesaid, DO HEREBY CERTIFY that Curtis J. Cowsen and Zetta M. Cowsen, his wife, in joint Tenancy

personally known to me to be the same person(s) whose name(s) are 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.

" OFFICIAL IMPRESSAL " KAREN GLASSCO NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 2/23/93

Given under my hand and official seal, this 12th day of April, 1989
Commission expires February 23, 1993 Karen Glassco (Notary Public)

This instrument was prepared by Karen Glassco, 9944 S. Roberts Rd., Palos Hills, IL 60465 (NAME AND ADDRESS)

ADDRESS OF PROPERTY:
6700 S. Crandon
Chicago, IL 60649

THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS TRUST DEED

SEND SUBSEQUENT TAX BILLS TO:
Curtis & Zetta Cowsen
6700 S. Crandon
Chicago, IL 60649 (Address)

MAIL TO: NAME Fidelity Financial Services, Inc.
ADDRESS 9944 S. Roberts Rd., Suite 205
CITY AND STATE Palos Hills, IL ZIP CODE 60465

OR RECORDER'S OFFICE BOX NO.

DOCUMENT NUMBER 89166120

