

TRUST DEED

UNOFFICIAL COPY

89290258

THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made JUNE 23RD 1989, between MARIA T. RAMIREZ, DIVORCED,

AND NOT SINCE REMARRIED

herein referred to as "Mortgagors," and SECURITY PACIFIC FINANCIAL SERVICES, INC DELAWARE corporation, herein referred to as TRUSTEE, witnesseth:

THAT, WHEREAS the Mortgagors are justly indebted to the legal holders of the Installment Note hereinafter described, said legal holder being herein referred to as Holder of the Note, in the principal sum of \$36251.57

THIRTY SIX THOUSAND TWO HUNDRED FIFTY ONE DOLLARS AND FIFTY SEVEN 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 12 monthly installments of principal and interest, with the balance of indebtedness, if not sooner paid, due and payable on JUNE 28TH 2004 for 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 the estate right title and interest therein, situate, lying and being in THE CITY OF RIVER GROVE COUNTY OF COOK COUNTY AND STATE OF ILLINOIS, to wit:

LOT 1 AND THE EAST 20 FEET OF LOT 2 IN BLOCK 5 OF L.M. JACOBSON'S RIVER ROAD SUBDIVISION OF THE NORTH 990 FEET OF THE WEST 1/4 OF THE NORTH 165 FEET OF THE SOUTH 330 FEET OF THE NORTH 990 FEET OF THE EAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

COMMONLY KNOWN AS: 8701 W FULLERTON RIVER GROVE, IL 60171

12-35-101-046

DEPT-01 8:11:25
12335 TRAN 1507 06/23/89 11:11:00
8701 W FULLERTON RIVER GROVE IL 60171
COOK COUNTY REC'D

-89-290258

89290258

which, with the property hereinafter described, is referred to herein as the premises

TOGETHER with all improvements, tenements, easements, fixtures, and appurtenances thereto being 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 on 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 and seal of Mortgagors the day and year first above written.

[Signatures and seals of Mortgagors]

This Trust Deed was prepared by SPFSI 1910 S HIGHLAND AVE LOMBARD, IL 60148 C.BANKS

STATE OF ILLINOIS,

JEAN M. GERNER

SS

County of COOK

a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT MARIA T. RAMIREZ, DIVORCED AND NOT SINCE

REARRIED

who IS 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

SHE signed, sealed and delivered the said instrument as HER free

and voluntary act, for the uses and purposes therein set forth

Given under my hand and Notarial Seal this 23RD day JUNE 1989

Notarial Seal

Notary Public

MAIL TO: [Handwritten address]

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

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

By Assistant Secretary Assistant Vice President Trustee Identification No.

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

1. Mortgages shall primarily repair, restore or rebuild any buildings or improvements now or hereafter situated on said premises insured against loss or damage by fire... (The text continues with detailed legal provisions regarding mortgages, insurance, and property maintenance.)

55028268