

89324028

THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS TRUST DEED, made July 10, 19 89, between Manuhehr & Varjavandi and Sandra E. Varjavandi, his wife, hereinafter referred to as "mortgagors", and Edward P. Cremerius, of Palatine, Cook County, Illinois, herein referred to as TRUSTEE, witnesses that, WHEREAS the Mortgagors are justly indebted to the legal holders of the Revolving Loan Agreement (herein called "Agreement") hereinafter described, said Agreement being a revolving credit loan as defined by S.H.A. ch. 17, para. 6405, said legal holder or holders being herein referred to as Holders of the Agreement evidenced by one certain Revolving Loan Agreement of the Mortgagors of even date herewith, made payable as stated therein and delivered, in any by which said Agreement the Mortgagors promise to pay the indebtedness outstanding from time to time with interest thereon, payable in installments pursuant to the Agreement providing for a line of credit of \$ 15,600.00 Dollars and, additional advances not exceeding the amount of the line of credit. The interest rate provided for in the Agreement is an adjustable interest rate based on a formula equal to seven (7) points over the 90-day commercial paper rate (high grade major corporations) as published in the Wall Street Journal, subject to a minimum ANNUAL PERCENTAGE RATE of 10% and a maximum of 20.5%. The obligation of the Holder of the Agreement to make further or future advances shall be optional with the Holder and no commitment is hereby made to make future advances.

NOW, THEREFORE, the Mortgagors to secure the payment of the initial advance of \$ 15,600.41 Dollars with interest thereon, and payment of all future advances made within 20 years of the date of this Deed to or on behalf of Mortgagors, or any one of them, such future advances to have the same priority as the initial advance made on the date of this trust deed, with interest thereon, in accordance with the terms, provisions and limitations of this trust deed, and the Agreement of even date herewith 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 COUNTY OF Cook AND STATE OF ILLINOIS, to-wit:

Lots 7 and 8 in Block 3 in Riverside Addition to Des Plaines Subdivision of Part of the North East Quarter of Section 20 and the North West Quarter of Section 21, Township 41 North, Range 12, East of the Third Principal Meridian, According to the Plat thereof recorded September 22, 1891 as Document No: 1539637, in Cook County Illinois.

(As described in Deed Document 88182935 of Cook County Record 56689) TRAN 0276 07/17/89 11:28:00 #0617 & C * - 89 - 324028 DEPT-01 Prepared by COUNTY RECORDER

3038287 TRW REAL ESTATE LOAN SERVICES SUITE #1015 100 N. LA SALLE CHICAGO, IL 60602

EDWARD P. CREMERIUS ATTORNEY AT LAW 1 E. NORTHWEST HIGHWAY PALATINE, IL 60067

JUL 17 1989

1476 Henry Ave., Des Plaines, Illinois 60016

also known as (Number and Street)

which, with the property hereinafter described, is referred to herein as the "premises." TOGETHER with all improvements, tenements, easements, fixtures, and appurtenances thereto of every kind, 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 limiting 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 Law 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 WITHOUT THE WRITTEN CONSENT OF THE LEGAL HOLDERS OF THE AGREEMENT THAT THIS TRUST DEED SECURES.

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.

Manuhehr & Varjavandi (SEAL) Sandra E. Varjavandi (SEAL)

STATE OF ILLINOIS, i. Karen Copeland 89324028

County Cook } SS. a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT Manuhehr & Varjavandi and Sandra E. Varjavandi, his wife who personally known to me to be the same person whose name are subscribed to the



instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and act, for the uses and purposes therein set forth.

Under my hand and Notarial Seal this 10th day of July, 19 89

Karen L. Copeland Notary Public

Notarial Seal

1525

89324028

