

TRUST DEED

THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made August 16, 1990, between

Thomas J. Thorson and Roseann Greene, his wife

First Chicago Bank of Ravenswood, hereinafter called herein referred to as "Mortgagors," and BANK OF RAVENSWOOD, 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 referred to as Holders of the Note, in the principal sum of

Twenty One Thousand and No/100-----(\$21,000.00)-----Dollars, evidenced by one certain Instalment Note of the Mortgagors of even date herewith, made payable to THE ORDER OF BANK OF RAVENSWOOD

and delivered, in and by which said Note the Mortgagors promise to pay the said principal sum and interest from date hereof on the balance of principal remaining from time to time unpaid at the rate of 12.00 per cent per annum

PAYABLE ON DEMAND
 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 15.00 per annum, and all of said principal and interest being made payable at such banking house or trust company in Chicago 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 First Chicago Bank of Ravenswood 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 City of Chicago COUNTY OF COOK AND STATE OF ILLINOIS, to-wit:

Lot 47 in the Subdivision of Block 1 in the Subdivision of the Southeast 1/4 of Lot 6 in the Subdivision of Section 18, Township 39 North, Range 13, East of the Third Principal Meridian, (Except the West 1/2 of the Southwest 1/4 Thereof), East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Tax I.D. #16-18-421-002, Volume 145

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 COOK COUNTY RECORDER

Property Address: 1102 S. Elmwood Ave., Oak Park, Illinois 60304

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, inador beds, 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 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.

Thomas J. Thorson (SEAL) Roseann Greene (SEAL)
 Thomas J. Thorson (SEAL) Roseann Greene (SEAL)

STATE OF ILLINOIS, I, the undersigned, SS. a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT Thomas J. Thorson and Roseann Greene, his wife

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

Given under my hand and Notarial Seal this 20th day of August 1990.

ELENA LAPENAS Notary Public

Notarial Seal

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FIRST CHICAGO BANK OF RAVENSWOOD 1825 W. LAWRENCE AVENUE Chicago, Illinois 60640

FOR RECORDER'S INDEX PURPOSES INSERTED ADDRESS ABOVE DESCRIBED PROPERTY HERE 1102 S. ELWOOD AVE. CHICAGO, ILLINOIS 60604

MAIL TO:

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

Identification No. 02214 BANK OF RAVENSWOOD

THE COVENANTS, CONDITIONS AND PROVISIONS REFERRED TO ON PAGE 2 OF THIS TRUST DEED.
1. Mortgages shall promptly repair, restore or rebuild any building, or improvements new or better situated on and premises insured against loss of damage by fire...
2. Mortgages shall pay the taxes on the premises...
3. Mortgages shall keep all buildings and improvements on and premises insured against loss of damage by fire...
4. In case of default, Trustee of the note may, but need not, make any payment or perform any act hereunder...

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