

TRUST DEED **UNOFFICIAL COPY** 90522045

THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE, made OCTOBER 24, 1990, between CLAUDIA SUE POLING, SPINSTER

herein referred to as "Grantors", and VIC J. STEELE
OPERATIONS VICE PRESIDENT of ONE IMPERIAL PLACE LOMBARD, Illinois,
herein referred to as "Trustee", witnesseth:

THAT, WHEREAS the Grantors have promised to pay to Associates Finance, Inc., herein referred to as "Beneficiary", the legal holder of the Loan Agreement hereinafter described, the principal amount of THIRTY THREE THOUSAND, ONE HUNDRED NINE DOLLARS, AND NINETY NINE CENTS, Dollars (\$ 33,109.99), together with interest thereon at the rate of (check applicable box):

Agreed Rate of Interest % per year on the unpaid principal balances.

Agreed Rate of Interest This is a variable interest rate loan and the interest rate will increase or decrease with changes in the Prime Loan rate. The interest rate will be 3.52 percentage points above the Prime Loan Rate published in the Federal Reserve Board's Statistical Release H-15. The initial Prime Loan rate is 10.0 %, which is the published rate as of the last business day of OCTOBER 23, 1990, therefore, the initial interest rate is 13.52 % per year. The interest rate will increase or decrease with changes in the Prime loan rate when the Prime loan rate, as of the last business day of the preceding month, has increased or decreased by at least 1/4th of a percentage point from the Prime loan rate on which the current interest rate is based. The interest rate cannot increase or decrease more than 2% in any year. In no event, however, will the interest rate ever be less than 12.52 % per year nor more than 20.52 % per year. The interest rate will not change before the First Payment Date.

Adjustments in the Agreed Rate of Interest shall be given effect by changing the dollar amounts of the remaining monthly payments in the month following the anniversary date of the loan and every 12 months thereafter so that the total amount due under said Loan Agreement will be paid by the last payment date of NOVEMBER 1, 1995. Associates waives the right to any interest rate increase after the last anniversary date prior to the last payment due date of the loan.

The Grantors promise to pay the said sum in the said Loan Agreement of even date herewith, made payable to the Beneficiary, and delivered in 180 consecutive monthly installments: 1 at \$ 566.41, followed by 179 at \$ 534.85, followed by --- at \$ ---, with the first installment beginning on DECEMBER 1, 1990 and the remaining installments continuing on the same day of each month hereafter until fully paid. All of said payments being made payable at COOK Illinois, or at such place as the Beneficiary or other holder may, from time to time, in writing appoint

NOW, THEREFORE, the Grantors to secure the payment of the said obligation in accordance with the terms, provisions and limitations of this Trust Deed, and the performance of the covenants and agreements herein contained, by the Grantors 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, his successors and assigns the following described Real Estate and all of the estate, title and interest therein, situated, lying and being in the COUNTY OF COOK AND STATE OF ILLINOIS to wit:

UNIT NO. 1-4-15-R-D-1 TOGETHER WITH A PERPETUAL AND EXCLUSIVE EASEMENT IN AND TO GARAGE UNIT NO. 01-4-15-R-D-1 AS DELINEATED ON A SURVEY OF PARCEL OF LAND BEING PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN (HEREINAFTER REFERRED TO AS "DEVELOPMENT PARCEL") WHICH SURVEY IS ATTACHED AS EXHIBIT A TO DECLARATION OF CONDOMINIUM MADE BY CENTRAL NATIONAL BANK IN CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 1977 AND KNOWN AS TRUST NUMBER

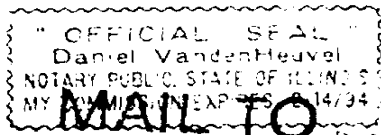
TOGETHER with improvements and fixtures now attached together with easements, rights, privileges, interests, rents and profits TO HAVE AND TO HOLD the premises unto the said Trustee, his successors and assigns, forever, for the purposes, and upon the uses and trusts herein set forth, free from all rights and benefits under and by virtue of the Homestead Exemption Laws of the State of Illinois, which said rights and benefits the Grantors 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 Grantors, their heirs, successors and assigns. WITNESS the hand(s) and seal(s) of Grantors the day and year first above written.

Claudia Sue Poling (SEAL) DEPT-01 RECORDING \$13.25
(SEAL) T4444 TRAN 411 10/25/90 17:00:00
55802 D *90-522045
COOK COUNTY RECORDER
DANIEL VANDEN HEUVEL

Notary Public in and for and residing in said County, in the State of Illinois, I DO HEREBY CERTIFY THAT CLAUDIA SUE POLING, SPINSTER

also IS personally known to me to be the same person whose name SHE subscribed to the foregoing instrument as (free and voluntary act for the uses and purposes therein set forth) signed and delivered the said GIVES under my hand and Notarial Seal this 29 day of OCTOBER, A.D. 1990



-90-522045

