

TRUST DEED

UNOFFICIAL COPY

90031619

This instrument was prepared by

JAN 19 1990

THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS TRUST DEED, made January 16, 1990, 19, between Margaret Louise Taylor Binion ~~Margaret Louise Taylor Binion~~, Divorced and not since remarried

herein referred to as "Mortgagors," and Edward P. Cremerius Cook, of Cook County, Illinois, herein referred to as TRUSTEE, witnesseth THAT, WHEREAS the Mortgagors are justly indebted to the legal holders of the Promissory Note (herein called "Note") hereinafter described, said legal holder or holders being herein referred to as Holders of the Note evidenced by one certain Promissory Note of the Mortgagors of even date herewith, made payable as stated therein and delivered, in and by which said Note the Mortgagors promise to pay an Amount Financed of Nine thousand nine hundred ninety-nine dollars and 92/100 (\$9999.92) Dollars with interest thereon, payable in installments as follows:

One hundred ninety-nine dollars and 93/100 (\$199.93) Dollars or more on the 16 day of February, 1990, and one hundred ninety-nine dollars and 93/100 (\$199.93) Dollars or more on the same day of each month thereafter, until said Agreement is fully paid and except that the final payment, if not sooner paid, shall be due on the 22 day of January, 2000

NOW, THEREFORE, the Mortgagors to secure the payment of the said sum of money 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 COUNTY OF Cook AND STATE OF ILLINOIS, to wit:

The South 10 feet of Lot 15 and the North 20 feet of Lot 16 in Wentworth, a Subdivision of the South 1/2 of the South 1/2 of the Northeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 26, Township 36 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois

PIN# +20 26 223 006

ADDR: 7351 South Blackstone Ave Chgo, IL 60619

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

This document prepared by: MJ Dickson, 6238 W. 95th St. OakLawn, IL 60453

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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, 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 MAY NOT BE ASSUMED WITHOUT THE WRITTEN CONSENT OF THE LEGAL HOLDERS OF THE NOTE 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.

Margaret Binion Margaret Binion

90031619 [SEAL] [SEAL] [SEAL]

STATE OF ILLINOIS, Cook County

I, Mary Jo Dickson

a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT Margaret Binion, divorced and not since remarried who personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that signed, sealed and delivered the said instrument as free and voluntary act, for the uses and purposes therein set forth.

"OFFICIAL SEAL" MARY JO DICKSON Notary Public, State of Illinois My Commission Expires 2/22/93

Given under my hand and Notarial Seal this 16 day January, 1990

Mary Jo Dickson Notary Public

Notarial Seal

