



TRUST DEED

This is a Five Year Fixed Rate Balloon Mortgage, Final Payment Due in Five Years and Need Not Be Renewed

Loan # 33597-30

762915

CTTC 7

THE ABOVE SPACE FOR RECORDER'S USE ONLY

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THIS INDENTURE, made April 21, 1990, between Carol A. Weston Now Known As Carol A. Holland, Divorced And Not Since Remarried.

herein referred to as "Mortgagors," and CHICAGO TITLE AND TRUST COMPANY, 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 herein referred to as Holders of the Note, in the principal sum of \$25,000.00 Twenty Five Thousand And No/100

evidenced by one certain Instalment Note of the Mortgagors of even date herewith, made payable to THE ORDER OF BEARER United Credit Union 4444 South Pulaski Road, Chicago, Illinois 60632

and delivered, in and by which said Note the Mortgagors promise to pay the said principal sum and interest from April 21, 1990 on the balance of principal remaining from time to time unpaid at the rate of 10.00% per cent per annum in instalments (including principal and interest) as follows:

Two Hundred Thirty Seven 635/100 Dollars or more on the 21st day of May 1990, and Two Hundred Thirty Seven & 35/100 Dollars or more on the 21st day of each month thereafter until said note is fully paid except that the final payment of principal and interest, if not sooner paid, shall be due on the 21st day of April, 1995. 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 10.00% 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 United Credit Union 4444 South Pulaski Road, Chicago, Illinois 60632

NOW, THEREFORE, the Mortgagors to secure 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 them 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 51 In Harvard Resubdivision Of Lots 3 To 40 Inclusive In Block 5 And Of Lots 1 To 42 Inclusive In Block 6 In Forsythe's Subdivision Of The North 32 Acres Of The South 55 Acres Of The West 1/2 Of The Northeast 1/4 Of Section 33, Township 38 North, Range 14, East Of The Third Principal Meridian, In Cook County, Illinois

Tax # 20-33-216-036. Vol. # 442

Property Address: 8146 South Harvard, Chicago, Illinois 60659

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

TOGETHER with all improvements, incements, easements, fixtures, and appurtenances thereto belong to, 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, indoor beds, awnings, doors, 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 purpose, and upon the covenants 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 hereby expressly release and waive.

This trust deed consists of five 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.

Carol A. Holland [SEAL]

STATE OF ILLINOIS, I, Dennis Glowacki, a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT Carol A. Weston Now Known As Carol A. Holland, Divorced And Not Since Remarried 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.

OFFICIAL SEAL DENNIS GUY GLOWACKI NOTARY PUBLIC STATE OF ILLINOIS MY COMMISSION EXP. NOV. 27, 1993

Given under my hand and Notarial Seal this 21st day of April 1990 [Signature]

UNOFFICIAL COPY

FOR RECORDERS INDEX PURPOSES: INSERT STREET ADDRESS ABOVE DESCRIBED PROPERTY HERE 8166 South Harvard Chicago, Illinois 60652

United Credit Union

MAIL TO:

FOR THE PROTECTION OF BOTH THE BORROWER AND LENDER THE INSTALLED NOTE SECURED BY THIS TRUST DEED SHOULD BE FILED BY CHICAGO TITLE AND TRUST COMPANY, TRUSTEE, BEFORE THE TRUST DEED IS FILED FOR RECORD.

1. Mortgages shall (a) promptly remain, enforce or extend any... 2. Mortgages shall pay before any general taxes... 3. Mortgages shall keep all buildings... 4. In case of default... 5. The Trustee or the holder of the note... 6. Mortgages shall pay each item of indebtedness... 7. When the indebtedness... 8. The proceeds of any foreclosure... 9. Upon or at any time after... 10. No action for the enforcement... 11. Trustee or the holder of the note... 12. Trustee has no duty... 13. Trustee shall retain... 14. Trustee may accept by instrument... 15. This Trust Deed and all provisions...

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UNITED CREDIT UNION

FIXED RATE BALLOON LOAN MORTGAGE

FINAL PAYMENT DUE IN 5 YEARS AND NEED NOT BE RENEWED

TRUST DEED RIDERS

RIDER #1

This loan will be repaid in accordance with a 25 year loan amortization schedule.

RIDER #2

BALLOON LOAN REPAYMENT

This loan is a Balloon Loan. Final payment is due, payable in full at the end of 5 years. You must repay the entire principal balance of the loan and unpaid interest then due. The lender is under no obligation to refinance the loan at that time. You will therefore be required to make payment out of other assets you may own, or you will have to find a lender willing to lend you the money at prevailing market rates, which may be considerably higher or lower than the interest rate on this loan. If you refinance this loan at maturity, you may have to pay some or all closing costs normally associated with a new loan, even if you obtain refinancing from us, UNITED CREDIT UNION.

RIDER #3

CHANGE OF OWNERSHIP

If the undersigned conveys, sells, transfers or assigns, or enters into an agreement to convey, sell, transfer or assign all or any part of such real estate, or any interest therein without the prior written consent of the holder hereof, excluding the following:

- A) The creation of a mortgage encumbrance against the real estate, which is subordinate to said mortgage;
- B) The grant of a leasehold interest of three years or less, not containing an option to purchase;
- C) A transfer by devise, or descent.

The holder hereof; at his option, may declare all sums due hereunder immediately payable.

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RIDER #4

ESCROW ACCOUNT

The mortgagor(s) shall pay and deposit with the legal holder of the fixed rate installment note on a monthly basis (1/12) one twelfth of the real estate taxes attributable to this property based upon the most recent ascertainable real estate tax bill. In addition the mortgagor(s) shall pay and deposit (1/12) one twelfth of all required insurance premium(s) relating to this loan. All escrow account monies shall be held by UNITED CREDIT UNION in a dividend bearing account for the benefit of the mortgagor(s) at the same rate and terms as applicable for the regular share savings account.

RIDER #5

SECURITY FOR OTHER INDEBTEDNESS

PROTECTION OF LEGAL HOLDER'S SECURITY - If mortgagor(s) fails to perform the covenants and agreements contained in this mortgage or if any action or proceeding(s) is commenced which materially affects legal holder's interest in the property, including but not limited to eminent domain, insolvency, code enforcement, "Civil or criminal forfeiture proceedings pursuant to the United States Code, as amended from time to time," arrangements, or proceedings involving a bankruptcy or decedent, then at legal holder's option, upon notice to mortgagor(s) may make such appearances, disburse such sums and take such action as is necessary to protect legal holder's interest, including, but not limited to, disbursement of reasonable attorney's fees and entry upon the property to make repairs.

If legal holder required mortgage insurance as a condition of making the loan secured by this mortgage, mortgagor(s) shall pay the premiums required to maintain such insurance in effect until such time as the requirement for such insurance terminates in accordance with mortgagor(s) and legal holder's written agreement or applicable law. Mortgagor(s) shall pay the amount of all mortgage insurance premiums in the manner provided herein.

Any amounts disbursed by legal holder pursuant in this paragraph with interest thereon, shall become additional indebtedness of mortgagor(s) secured by this mortgage. Unless mortgagor(s) and legal holder agree to other terms of payment, such amounts shall be payable upon notice from legal holder to mortgagor(s) requesting payment thereof and shall bear interest from the date of disbursement at the rate payable from time to time on the outstanding principal balance under the terms and conditions of this note, unless payment of interest at such rate would be contrary to applicable law in which event such amounts shall bear interest at the highest rate permissible under applicable law. Nothing contained in this paragraph shall require legal holder to incur any expense or take any action hereunder.

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RIDER #6

FUTURE ADVANCES

Upon request of mortgagor(s), legal holder at its option may prior to release of this mortgage, may make future advances to mortgagor(s). Such future advances with interest thereon, shall be secured by this mortgage when evidenced by promissory notes stating that said notes are secured hereby. At no time shall the additional sums of money advanced exceed (1/2) one-half of the principal amount secured by this mortgage.

RIDER #7

LOAN RATE CHANGE

At no time during the original mortgage period or any subsequent renewals, the interest rate charged will not exceed 25.00% A.P.R., per annum.

RIDER #8

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ASSIGNMENT

It is expressly understood and agreed that the holder may assign this installment note for value to a third party.

RIDER # 9

MONTHLY PAYMENTS SUBMITTED - "MATURITY DATE"

"Monthly payments submitted in funds not available until collected shall continue to bear interest until collected. If monthly payment becomes due and payable on a Saturday, Sunday or legal holiday under the laws of the United States of America and/or the State of Illinois, the due date of said monthly payment shall be extended to the next succeeding business day, and interest shall be payable at the rate specified during such extension.

Witness the hand and seal of Mortgagor(s) the day and year first above written. 116.75
10:33:33 AM 04/30/99 15:15:00
#1895 + C * - 9 (SEAL) 5108
Carol A. Holland (SEAL) _____ (SEAL)

STATE OF ILLINOIS

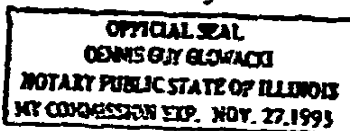
County of Cook

I, Dennis Glowacki a Notary Public in and for and residing in said county of Cook, in the State of Illinois, DO HEREBY CERTIFY THAT Carol A. Holland 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 _____ day of _____ 19____.

Notarial Seal

Dennis G. Glowacki Notary Public



Handwritten signature/initials

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