

TRUST DEED UNOFFICIAL COPY

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THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE, made JUNE 03 19 91, between YVONNE KELLER, MARRIED TO HERBERT R KELLER III

STEVE H LEWIS, A.V.P., of IRVING TEXAS herein referred to as "Trustee", witnesseth:

THAT WHEREAS the Grantors have promised to pay to Ford Consumer Finance Company, Inc. herein referred to as "Beneficiary", the legal holder of the Loan Agreement hereinafter described, the principal amount of NINETY THOUSAND EIGHT HUNDRED AND SIXTY

DOLLARS AND 00 CENTS Dollars (\$ 90,860.00 together with interest thereon at the rate of (check applicable box):

Agreed Rate of Interest: 11 % 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 3.75 percentage points above the Prime Loan Rate published in the Federal Reserve Board's Statistical Release H.15. The initial Prime Loan rate is 9.00 %, which is the published rate as of the last business day of APRIL 30 19 91, therefore, the initial interest rate is 12.75 % 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 1/8th 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 10.75 % per year nor more than 18.75 % 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 June 08 19 2006. The Trustee 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: \$100 at \$ 1,134.68 followed by 0 at \$ 700 followed by 0 at \$ 700 with the first installment beginning on JULY 08 19 91 and the remaining installments continuing on the same day of each month thereafter until fully paid. All of said payments being made payable at IRVING TEXAS or at such place as the Beneficiary or other holder may, from time to time, in writing appoint.

NOW HEREBY the Grantors assume and pay the said obligation in accordance with the terms, conditions 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 of which is hereby acknowledged, do by these presents CONVEY and WARRANT unto the Trustee, its successors and assigns, the following described Real Estate, not all of their estate, title and interest therein, situate, lying and being in the CITY OF FLOSSMOOR COUNTY OF COOK AND STATE OF ILLINOIS, to wit: LOTS 11 AND 12 IN BLOCK 2 IN FLOSSMOOR HIGHLANDS, A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. PIN#: 31-02-314-021 & 31-02-314-022 A/K/A: 3940 FLOSSMOOR ROAD, FLOSSMOOR, IL 60422

which, with the property hereinafter described, is referred to herein as the "premises"
TOGETHER with improvements and fixtures now attached together with easements, rights, privileges, interests, trusts and profits
TO HAVE AND TO HOLD the premises unto the said Trustee, its successors and assigns, however, for the purposes, and upon the uses and trusts herein set forth, free from all rights and liens by matter 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.

Yvonne S. Keller
Herbert R. Keller III



STATE OF ILLINOIS County of COOK THE UNDERSIGNED
I, Ian Gorman, a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT YVONNE KELLER, MARRIED TO HERBERT KELLER III

who ARE personally known to me to be the same persons whose names ARE subscribed to the foregoing Instrument, appeared before me this day in person and acknowledged that THEY signed 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 3RD day of JUNE 19 91

This instrument was prepared by BRIAN J CARRARA JR 100 N LASALLE, SUITE 2105, CHICAGO, ILLINOIS 60602

8/10/01

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Handwritten initials/signature

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