

TRUST DEED

UNOFFICIAL COPY

91308113

This instrument was prepared by

TALAN & KTSANES
175 W. JACKSON, A-1220
CHICAGO IL 60604

JUN 25 1991

THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS TRUST DEED, made JUNE 19, 19 91, between JESUS BARRERA AND ELOISA BARRERA, H-W, AS JOINT TENANTS

herein referred to as "Mortgagors," and LINDA H. KTSANES, 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 FIFTY FOUR THOUSAND SIXTY DOLLARS AND FOUR CENTS (\$54060.04) Dollars with interest thereon, payable in installments as follows:

SEVEN HUNDRED NINETEEN DOLLARS AND NINETY FOUR CENTS (\$719.94) Dollars or more on the 1st day of AUGUST, 19 91, and SEVEN HUNDRED NINETEEN DOLLARS AND NINETY FOUR CENTS \$719.94 Dollars or more on the same day of each month thereafter, except a final payment of 1st day of JULY Dollars, until said Agreement is fully paid and except that the final payment, if not sooner paid, shall be due on the 1st day of JULY 2006

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:

LOT 12 IN ABEL B. SMITH'S SUBDIVISION OF BLOCK 7 IN WALSH AND McMULLEN SUBDIVISION OF THE SOUTH 3/4 OF THE SOUTH EAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TAX ID NO: 17-20-410-003

320 80333
TRW REAL ESTATE
LOAN SERVICES
SUITE #1015
100 N. LaSALLE
CHICAGO, IL 60602

DEPT-01 RECORDING 113.29
T#2222 TRAN 2928 06/25/91 12:23:00
#5029 # B *-91-308113
COOK COUNTY RECORDER

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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, including, 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 restriction) 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.

Jesus Barrera [SEAL] Eloisa Barrera [SEAL]
JESUS BARRERA ELOISA BARRERA

STATE OF ILLINOIS, } I, ROBERT B. TALAN
County COOK } SS. a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT JESUS BARRERA AND ELOISA BARRERA, H-W who personally known to me to be the same person S whose name S ARE 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 19th day JUNE 1991

Notarial Seal
ROBERT B. TALAN
Notary Public, State of Illinois
My Commission Expires 2/21/95

Robert Talan Notary Public

