TRUST DEED

UNOFFICIAL COPY

THE ABOVE SPACE FOR RECORDER'S USE ONLY **91322070**

THIS INDENTURE, made JUNE 28, 19 91, between

SEREDA MONROE (WIDOW) herein referred to as "Grantors", and

STEVE H. LEWIS, AVP of DALLAS, TEXAS, ~~Illinois~~ herein referred to as "Trustee", witnesseth

THAT, WHEREAS the Grantors have promised to pay to ~~Associates Financial Services~~ Ford Consumer Finance Co. Inc herein referred to as "Beneficiary", the legal holder of the Loan Agreement hereinafter described, the principal amount of THIRTY EIGHT THOUSAND NINE HUNDRED FIFTY AND NO/100'THS---------- Dollars ($38950.00----------) together with interest thereon at the rate of (check applicable box):

(X) Agreed Rate of Interest: 12.00 % 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 percentage points above the Bank Prime Loan Rate published in the Federal Reserve Board's Statistical Release D.15. The initial Bank Prime Loan rate is % which is the published rate as of the last business day of , 19 , therefore, the initial interest rate is % per year. The interest rate will increase or decrease with changes in the Bank Prime loan rate when the Bank Prime loan rate, as of the last business day of the preceding month, has increased or decreased by at least one-fourth of a percentage point from the Bank 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 % per year nor more than % 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 , 19 . 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 120 consecutive monthly installments: 1 at $ 452.57, followed by 118 at $ 400.64, followed by 1 at $ 36787.99, with the first installment beginning on AUGUST 9 (Month & Day), 1991 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 ~~Illinois~~ 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, 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 CITY OF CHICAGO COUNTY OF COOK AND STATE OF ILLINOIS, to wit:

LOT 5 IN BLOCK 3 IN TENINGA BROTHERS AND COMPANY'S 2ND BELLEVUE ADDITION TO ROSELAND IN SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, PLAT RECORDED MAY 28, 1924 AS DOCUMENT 8440024, IN COOK COUNTY, ILLINOIS
PIN#25-16-315-005 VOL459
COMMONLY KNOWN AS: 10813 S Eggleston Chicago, IL 60628

CHICAGO TITLE RECORDING
T#6666 TRAN 4249 07/01/91 13:07:00 $13.00
$9030 $ H * -91-322070
COOK COUNTY RECORDER

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

TOGETHER with improvements and fixtures now or hereafter attached to the premises, 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 to the foregoing, screens, window shades, storm doors and windows, floor coverings, inadoors beds, 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 Grantors 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 and in Exhibit "A" attached hereto and made a part hereof 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.

Sereda Monroe (SEAL) (SEAL)
SEREDA MONROE (WIDOW)

(SEAL) (SEAL)

91322070

STATE OF ILLINOIS, COUNTY OF COOK } ss. I, THE UNDERSIGNED, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT SEREDA MONROE (WIDOW), personally known to me to be the same person(s) whose name(s) 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 28th day of JUNE, 19 91.

Commission expires _____ 19 __

"OFFICIAL SEAL"
Valerie Edmonds
Notary Public, State of Illinois
My Commission Expires 2/13/95

Notary Public

This instrument was prepared by

JEANNINE BEST (Name) ONE MID AMERICA PLZ OAKBROOK TERR, IL (Address)

80704 Rev. 2-91 (IL)

Box 64

Property of Cook County Clerk's Office

UNOFFICIAL COPY

THE COVENANTS, CONDITIONS AND PROVISIONS REFERRED TO ON PAGE 1
(THE REVERSE SIDE OF THIS TRUST DEED)

[illegible]

[illegible]

[illegible]