

UNOFFICIAL COPY 92171697

CAROL MOSELEY BRAUN
RECORDER

PLEASE LIST DOCUMENT NUMBER AND ANY INCONSISTENCY THAT MAY BE REFLECTED
ON THE MICROFILM ROLL.

DOCUMENT NUMBER: 92171697

REMARKS: 547 wrong number
on Doc

DATE: 3-20-92

THANK YOU.

JMD
Clerk's Office

TRUST DEED

9 2 1 7 92271697

THE ABOVE STATE FOR RECORDERS USE ONLY

THIS INSTRUMENT, made March 15, 1992, between Joseph Dupar and Betty C. Pryor, N/K/A Betty C. Dupar, as joint tenants husband and wife herein referred to as "Grantors"; and D.R. Vermillion, Asst Vice Pres of Operations of Oakbrook Terrace, Illinois, herein referred to as "Trustee"; witnesseth:

THAT, WHEREAS the Grantors have promised to pay to Associates Finance, Inc., herein referred to as "Beneficiary", the legal holder of the Loan Agreement hereinafter described, the principal amount of Ten Thousand Dollars and no cents together with interest thereon at the rate of (check applicable box): Dollars \$ 10,000.00

1) Agreed Rate of Interest: 14.00 % per year on the unpaid principal balance.

1) 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 H.15. The initial Bank Prime Loan rate is _____ %; 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 1/8th 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 _____ 84 consecutive monthly installments: _____ 84 at \$ 216.10, followed by _____ at \$ _____ followed by _____ at \$ _____ with the first installment beginning on _____ April 18, 1992 and the remaining installments continuing on the same day of each month thereafter until fully paid. All of said payments being made payable to _____ Illinois, or at such place as the Beneficiary or other holder may, from time to time, in writing appoint.

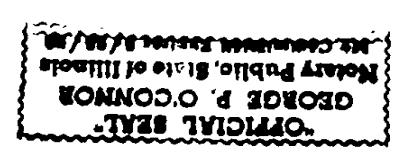
ALL THE INTEREST IN THE TRUST DEED described herein and all of the other estate, real and personal property, rights, claims and benefits, in and to the premises, together with the proceeds from the sale of the premises, shall be subject to the lien of the Trust Deed, and the performance of the covenants and provisions hereof shall be secured by the same. The Trust Deed shall be recorded in the County of Cook, Illinois, and the recording of the same shall be the responsibility of the Grantors, and the recording of the same shall be the responsibility of the Grantors.

The North 50 feet of the South 100 feet of lot 2 in Jimmy's fifth subdivision, the South 324 feet of the North 374 feet of the East 15 chains (except the East 179 feet thereof) of the East 1/2 of the Northwest 1/4 of Section 32, Township 37 North, Range 14, East of the Third Principal Meridian, North of the Indian Boundary Line, in Cook County, Illinois PIN # 25-32-110-034
PIN # 25-32-110-034
Carmindy known as: 12725 S. Via Calumet Park, IL. 60643, 142222 TRAM 0095 03/17/92 1046100
142222 TRAM 0095 03/17/92 1046100
DEPT-01 RECORDING
\$23.5

NOTHING with improvements and fixtures now attached together with covenants, rights, claims, interests, rents and profits TO HAVE AND TO HOLD the premises unto the said Trustee, as mortgage and security, interest, for the purpose, and upon the terms and conditions herein set forth, unto the said Trustee, which said rights and benefits the Trustee do hereby expressly release and waive.

WITNESS the hand(s) and seal(s) of Grantors the day and year first above written.
Joseph Dupar and Betty C. Pryor, N/K/A Betty C. Dupar, as joint tenants
Joseph Dupar and Betty C. Pryor, N/K/A Betty C. Dupar, as joint tenants

STATE OF ILLINOIS
Cook
George P. O'Connor
Joseph Dupar and Betty C. Pryor, N/K/A Betty C. Dupar, as joint tenants



UNOFFICIAL COPY
Kathleen M. Griffith 9528 S. Cicero Oak Lawn, IL. 60453
7 6 5
MIRIAM REV. 7 91 (11)

OFFICIAL SEAL
NOTARY PUBLIC
STATE OF CALIFORNIA

REGISTRATION OFFICE BOX NUMBER

OR

INSTRUMENT

RECEIVED

NAME
STREET
CITY



FOR AN ORDER INDEX PURCHASE
INSURE ADDRESS OF ABOVE
DEPOSITED, MONEY HERE

92974697

11 Trustee or beneficiary shall have the right to inspect the premises at all reasonable times and accept thereon such and access thereon that he is permitted for that purpose...
12 Trustee has no duty in cleaning the title, but he, however, evidence or otherwise, shall be liable for any acts or omissions hereunder, except in case of gross negligence or fraud in which case he shall be liable as if he were a trustee...
13 From presentation of satisfactory evidence that all indebtedness secured by this trust has been fully paid, either before or after maturity, the Trustee shall have full authority to release this trust and the beneficiaries hereunder, and the beneficiaries hereunder shall be discharged from all obligations to the Trustee and the beneficiaries hereunder shall be discharged from all obligations to the Trustee and the beneficiaries hereunder...

14 In case of the resignation, disability or removal of any trustee, the beneficiaries hereunder shall have the right to appoint a trustee in their stead, and the beneficiaries hereunder shall be discharged from all obligations to the Trustee and the beneficiaries hereunder shall be discharged from all obligations to the Trustee and the beneficiaries hereunder...
15 The Trustee and all persons hereunder, shall be held liable for the payment of the indebtedness or any part thereof, whether or not the beneficiaries hereunder shall have elected to release the Trustee from all obligations to the Trustee and the beneficiaries hereunder shall be discharged from all obligations to the Trustee and the beneficiaries hereunder...
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THE COVENANTS, CONDITIONS AND PROVISIONS REFERRED TO ON PAGE 1
(THE REVERSE SIDE OF THIS TRUST DEED)

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