

TRUST DEED **UNOFFICIAL COPY**

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THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE, made AUGUST 5, 19 93, between WILLIAM R FLASKA AND DORENE FLASKA MARRIED AS JOINT TENANTS herein referred to as "Grantors", and F.E. TRONCONE

VICE PRESIDENT OF OPERATIONS of CAKBROOK 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 ONE HUNDRED AND THIRTEEN THOUSAND AND EIGHTY EIGHT DOLLARS AND TWENTY TWO CENTS***** Dollars (\$ 113088.22), together with interest thereon at the rate of (check applicable box):

Agreed Rate of Interest: 14.69 % 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 H.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 1/4th 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 08-10 ~~08~~. 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 180 consecutive monthly installments: 18 at \$ 1558.52, followed by 0 at \$ -0-, followed by -0- at \$ -0-, with the first installment beginning on 09-10, 19 93 and the remaining installments continuing on the same day of each month thereafter until fully paid. All of said payments being made payable at DES PLAINES Illinois, or at such place as the Beneficiary or other holder may, from time to time, in writing appoint.

NOTWITHSTANDING, 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 of which is hereby acknowledged, do by these presents CONVEY and WARRANT unto the Trustee, his successors and assigns, the following described Real Estate and all of their estate, title and interest therein, situate, lying and being in the CITY OF DES PLAINES COUNTY OF COOK AND STATE OF ILLINOIS, to-wit:

LOT SEVEN (EXCEPT THE NORTH TWENTY-TWO (22) FEET (THEREOF) (7) LOT EIGHT (EXCEPT THE SOUTH EIGHTEEN (18) FEET (THEREOF) (8) IN BLOCK FIVE (5) IN PLEASANT HEIGHTS, MOUNT PROSPECT, BEING A SUBDIVISION OF LOTS THREE (3) AND FOUR (4) IN OEHLECKING'S DIVISION OF LAND IN THE SOUTH EAST QUARTER (1/4) OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN.
PIN#12-412-036-0000
COMMONLY KNOWN AS: 610 S EDWARD STREET MOUNT PROSPECT IL 60056

which, together 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, rents and profits.
TO HAVE AND TO HOLD the premises unto the said Trustee, his successors and assigns, forever, for the purposes, and upon the acts and trusts herein set forth, together with all the 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.

William R Flaska (SEAL) Dorene Flaska (SEAL)
WILLIAM R FLASKA DORENE FLASKA

STATE OF ILLINOIS }
County of COOK }



I, MARSON MAYNOR
a Notary Public in and for and residing in said County in the State aforesaid, DO HEREBY CERTIFY THAT
WILLIAM R FLASKA AND DORENE FLASKA
who ARE personally known to me to be the same person S whose name ARE subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that THEY signed and witnessed 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 5TH day of AUGUST, A.D. 1993
Notary Public

This instrument was prepared by BARBARA STROHM 2606A WEST DEMPSTER DES PLAINES IL 60016
(Name) (Address)

2350
TFB

