

TRUST DEED UNOFFICIAL COPY

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Account #0204408

THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE, made August 12, 1993, between Cora Fountain married to George Fountain to George Fountain herein referred to as "Grantors", and F.E. Troncone, Operations Vice President of Oak Brook 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 Thirty seven thousand one hundred eighteen dollars and forty four cents Dollars (\$ 37118.44 ) together with interest thereon at the rate of (check applicable box):

Agreed Rate of Interest: 15.87 % 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 1145. The initial Bank Prime Loan rate is % which is the published rate as of the last business day of 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 August 20, 2008. 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: at \$ 590.96 , followed by 179 at \$ 541.87 followed by at \$ .00 , with the first installment beginning on September 20, 1993 and the remaining installments continuing on the same day of each month the earlier until fully paid. All of said payments being made payable at Orland Park Illinois, or 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, title and interest therein, situate, lie and being in the City of Chicago, Cook County, AND STATE OF ILLINOIS to wit:

Lot 12 in S.T. Cooper's subdivision of Lots 30 to 45 Both inclusive, in Block 6 in George K. Schoenberger subdivision of the West 3/4 of the North 40 Rods of the South East 1/4 of Section 14, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois. Commonly known as: 3346 West Lexington Chicago, IL Parcel Number: 16 14 406 029 which, with the property hereinafter described, is referred to herein as the premises.

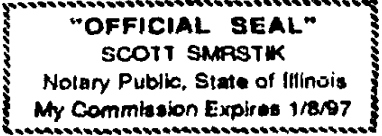
TOGETHER with improvements and fixtures now attached together with easements, rights, privileges, interests, rents and profits TO HAVE AND TO HOLD the premises unto the said Trustee, its successors and assigns, forever, for the purposes and upon the uses and trusts herein set forth, free from all rights and benefits under and by virtue of the Homestead Exemption Laws of the State of Illinois, which said rights and benefits the 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.

Cora Fountain (Signature) Cora Fountain (Name) (SEAL) (SEAL)

STATE OF ILLINOIS, County of Cook

Scott R. Smrstik, a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT Cora Fountain married to George Fountain



who is personally known to me to be the same person whose name subscribed to the foregoing Instrument, appeared before me this day in person and acknowledged that she her free and voluntary act, for the uses and purposes therein set forth GIVEN under my hand and Notarial Seal this 12th day of August 1993

This instrument was prepared by Associates Finance Inc. 8106 W 159th Street P.O. Box 65 Orland Park, IL 60462 (Name) (Address)

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