

TRUST DEED

UNOFFICIAL COPY

93776604

THE ABOVE SPACE FOR RECORDER'S USE ONLY

93090389

THIS INDENTURE, made SEPTEMBER 27 19 93, between SHIRLEY FELTON, DIVORCED

AND NOT SINCE REMARRIED.

herein referred to as "Mortgagors," and SECURITY PACIFIC FINANCIAL SERVICES, INC.,  
a DELEWARE corporation, herein referred to as TRUSTEE, witnesseth:

THAT, WHEREAS the Mortgagors are justly indebted to the legal holders of the Instalment Note hereinafter described,  
said legal holder being herein referred to as Holder of the Note, in the principal sum of \$25,361.30

TWENTY FIVE THOUSAND THREE HUNDRED SIXTY ONE AND 38/100 Dollars,  
evidenced by one certain Note of the Mortgagors of even date herewith, made payable to the Holder and delivered,  
which said Note provides for  monthly instalments of principal and interest, with the balance of indebtedness, if  
not sooner paid, due and payable on OCTOBER 01, 2003; or  an initial balance  
stated above and a credit limit of \$ N/A under a Revolving Loan Agreement, and any  
extensions, renewals, modifications, or refinancings thereof.

NOW, THEREFORE, the Mortgagors to secure the payment of the said principal sum of money and said interest 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 CHICAGO, COUNTY OF COOK  
AND STATE OF ILLINOIS, to wit:

LOT 183 OF WEST CHESTERFIELD, A SUBDIVISION OF CITY OF CHICAGO, COUNTY OF COOK,  
STATE OF ILLINOIS, SECTION 3, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD  
PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF RECORDED IN THE OFFICE OF RECORDER  
OF DEEDS OF COOK COUNTY, ILLINOIS ON DECEMBER 14, 1948 AS DOCUMENT 14461739, BOOK  
374 OF PLATS, PAGES 37, 38 AND 39 THEREOF IN COOK COUNTY, ILLINOIS.

PERMANENT TAX NUMBER: 25-03-319-044

93776604

COMMONLY KNOWN AS: 9303 FOREST  
CHICAGO, IL 60619-7309

DEPT-01 RECORDING \$23.50  
T40000 TRAN 4111 09/28/93 11:47:00  
\$7050 # 93-776604  
COOK COUNTY RECORDER

93776604

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

TOGETHER with all improvements, tenements, easements, fixtures, and appurtenances thereto belonging, 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 par 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 restricting 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.

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.

*Shirley A. Felton* (SEAL)  
SHIRLEY FELTON

\_\_\_\_\_ (SEAL)

\_\_\_\_\_ (SEAL)

*23 50* (SEAL)

This Trust Deed was prepared by \_\_\_\_\_

STATE OF ILLINOIS,

County of MCHENRY

SS.

I, WILLIAM R. FERRARA  
a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY  
CERTIFY THAT SHIRLEY FELTON, DIVORCED AND NOT SINCE  
REARRIED

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  
SHR signed, sealed and delivered the said instrument as HR free  
and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 27th day SEPTEMBER, 19 93.



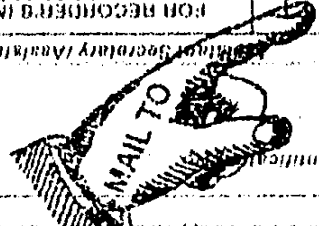
*William R. Ferrara*  
Notary Public

FOR RECORDERS INDEX PURPOSES  
INSERT STREET ADDRESS OF ABOVE  
DESCRIBED PROPERTY HERE

Security Agency Inc. 1910 S. Michigan Ave. Suite 300  
Detroit, Michigan 48226

MAIL TO:

FOR THE PROTECTION OF BOTH THE BORROWER AND  
LENDER THE INSTALLMENT NOTE SECURED BY THIS  
TRUST DEED SHOULD BE FILED IN THE RECORDS  
BEFORE THE INSTRUMENT IS FILED FOR RECORD



1. The Trust Deed shall be subject to the provisions of the Trust and Security Act of the State of Illinois which shall be applicable to the Trust Deed.  
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4. Upon or at any time after the filing of a bill to foreclose this Trust Deed, the court in which such bill is filed may appoint a receiver of said premises. Such appointment may be made either before or after sale, without notice, without regard to the amount of the mortgage at the time of application for such receiver and without regard to the amount of the mortgage at the time of application for such receiver.  
5. The proceeds of any foreclosure sale of the premises shall be distributed and applied in the following order of priority: First, on account of all costs and expenses incurred in the foreclosure proceedings, including all such costs as are mentioned in the preceding paragraph hereof, second, all other items which under the terms hereof constitute secured indebtedness (including any such additional indebtedness as may hereafter be added) in the order of their priority, with interest thereon as herein provided, third, all principal and interest remaining unpaid on the note, fourth, any overplus to Mortgagees, their heirs, legal representatives or assigns, as their rights may appear.

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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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