

THE ABOVE SPACE FOR RECORDER'S USE ONLY

93020153

THIS INDENTURE, made MARCH 8 19 93, between

JAIINE B. DE GUZMAN MARRIED TO AMY DE GUZMAN

herein referred to as "Mortgagors," and SECURITY PACIFIC FINANCIAL SERVICES INC. DELAWARE 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 9389.57

NINE-THOUSAND THREE-HUNDRED EIGHTY-NINE AND 57/100 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 installments of principal and interest, with the balance of indebtedness, if not sooner paid, due and payable on MARCH 12, 1997; 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:

By [Signature] As An Accommodation

Only. It Has Not Been Examined As To Its Execution As To Its Effect Upon Title.

93178353

UNIT 4520-D TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN WILLINA CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 23028338, IN NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 17 NORTH, RANGE 40, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT TAX NUMBER: 14-18-216-017-1014

COMMONLY KNOWN AS: 4520 NORTH PAULINA UNIT 1 CHICAGO, ILLINOIS 60640

DEPT-01 RECORDING \$23.50
78222 TRAN 7413 03/09/93 09:20:00
69744 \* -93-178353
COOK COUNTY RECORDER R.V.
DEPT-01 RECORDING \$23.50
78222 TRAN 7435 03/10/93 09:21:00
69770 \* -93-178353
COOK COUNTY RECORDER

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 parity with said real estate and not secondarily) and all apparatus, equipment or articles now or hereafter therein or thereon used to supply heat, power, 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 on 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.

Jaiine B. de Guzman (SEAL) Amy de Guzman (SEAL)
JAIINE B. DE GUZMAN (SEAL) AMY DE GUZMAN (SEAL)

This Trust Deed was prepared by L. JOHNSON SPFSI 1910 HIGHLAND AVE. LOMBARD, ILLINOIS

STATE OF ILLINOIS,

County of Inpage } ss.

THE UNDERSIGNED
a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT JAIINE B. DE GUZMAN MARRIED TO AMY DE GUZMAN

who ARE 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 THEY signed, sealed and delivered the said instrument as THEIR free and voluntary act, for the uses and purposes therein set forth.

OFFICIAL SEAL
CATHERINE M. REMEMER
Notary Public, State of Illinois
My Commission Expires 8/13/99

8TH day MARCH 19 93
Catherine M. Rememer Notary Public

COOK COUNTY

2358

MAIL TO:

1910 & 1/2 Highland  
Fourth Pacific



FOR RECORDER'S INDEX PURPOSES  
INSERT STREET ADDRESS OF ABOVE  
DESCRIBED PROPERTY HERE

Assistant Secretary / Assistant Vice President

IMPORTANT! FOR THE PROTECTION OF BOTH THE BORROWER AND LENDER THE INSTALLMENT NOTE SECURED BY THIS TRUST DEED SHOULD BE IDENTIFIED BY TRUSTEE BEFORE THE TRUST DEED IS FILED FOR RECORD.

The provisions of the Trust and Trustees Act of the State of Illinois shall be applicable to this trust deed if this trust deed is issued, trustee or successor shall be entitled to reasonable compensation for any other act or service performed under any provisions of this trust deed.

10. Before releasing this trust deed, trustee or successor shall receive for its services a fee as determined by its rate schedule in effect when the note is issued, whether or not such persons shall have executed the note of this trust deed. The word "note" when used in this instrument shall be construed to mean "notes" when more than one note is used.

11. Trustee or holder of the note shall have the right to inspect the premises at all reasonable times and access thereto shall be permitted to the party introducing same in an action at law upon the note hereby secured.

12. Trustee has no duty to examine the title, location, existence or condition of the premises, or to inquire into the validity of the signatures or the identity, capacity, or authority of the signatories on the note or trust deed, nor shall trustee be obligated to record this trust deed or to exercise any power herein given unless expressly obligated by the terms hereof, nor be liable for any acts or omissions hereunder, except in case of its own gross negligence or misconduct or that of the agents or employees of trustee, and it may require independent valuation for its own purposes.

13. Trustee shall release this trust deed and the lien thereon by proper instrument upon presentation of satisfactory evidence that all indebtedness secured by this trust deed has been fully paid, and trustee may execute and deliver a release hereof to and at the request of any person who shall before or after maturity thereof, produce and exhibit to trustee the note, representing that all indebtedness hereby secured has been paid, which representation trustee may accept as true without inquiry. Where a release is requested of a successor trustee, such successor trustee shall conform to which the genuine note herein described any note which bears an identification number purporting to be placed thereon by a prior trustee or holder of the same, in substance with the description herein contained of the note and which purports to be executed by the persons herein designated as the makers thereof, and where the release is requested of the original trustee and it has never placed its identification number on its note, as described herein, it may accept as the genuine note herein described any note which purports to be placed thereon by the persons herein designated as the makers thereof.

14. Trustee may resign by instrument in writing filed in the office of the Recorder or Registrar of Deeds of the county in which the premises are recorded or filed in case of the resignation, liability or refusal to act of trustee, then the Recorder of Deeds or the Registrar of Deeds of the county in which the premises are situated shall be Successor in Trust. Any Successor in Trust hereunder shall have the identical title, powers and authority as are herein given trustee.

15. The Trust Deed and all provisions hereof, shall extend to and be binding upon Mortgagees and all persons claiming under or through Mortgagees, and the word "Mortgagees" when used herein shall include all such persons and all persons liable for the payment of the indebtedness or any part thereof, whether or not such persons shall have executed the note of this Trust Deed. The word "note" when used in this instrument shall be construed to mean "notes" when more than one note is used.

16. Before releasing this trust deed, trustee or successor shall receive for its services a fee as determined by its rate schedule in effect when the note is issued, whether or not such persons shall have executed the note of this trust deed. The word "note" when used in this instrument shall be construed to mean "notes" when more than one note is used.

17. Trustee shall release this trust deed and the lien thereon by proper instrument upon presentation of satisfactory evidence that all indebtedness secured by this trust deed has been fully paid, and trustee may execute and deliver a release hereof to and at the request of any person who shall before or after maturity thereof, produce and exhibit to trustee the note, representing that all indebtedness hereby secured has been paid, which representation trustee may accept as true without inquiry. Where a release is requested of a successor trustee, such successor trustee shall conform to which the genuine note herein described any note which bears an identification number purporting to be placed thereon by a prior trustee or holder of the same, in substance with the description herein contained of the note and which purports to be executed by the persons herein designated as the makers thereof, and where the release is requested of the original trustee and it has never placed its identification number on its note, as described herein, it may accept as the genuine note herein described any note which purports to be placed thereon by the persons herein designated as the makers thereof.

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COPIES