

TRUST DEED UNOFFICIAL COPY

This instrument was prepared by Paul D. Fischer 420 N. Wabash Ave. Suite 203 Chicago, IL 60611

94657781

THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS TRUST DEED, made July 22, 1994, between David P. Topps and Donna L. Topps, his wife

herein referred to as "Mortgagors," and Paul D. Fischer, 420 N. Wabash Ave., Suite 203 xx Chicago Cook County, Illinois, herein referred to as TRUSTEE, witnesseth THAT, WHEREAS the Mortgagors are justly indebted to the legal holders of the Promissory Note (herein called "Note") hereinafter described, said legal holder or holders being herein referred to as Holders of the Note evidenced by one certain Promissory Note of the Mortgagors of even date herewith, made payable as stated therein and delivered, in and by which said Note the Mortgagors promise to pay an Amount Financed of Twenty Thousand Five Hundred Forty-Eight Dollars and Fifty-Four Cents (\$20,548.54) Dollars with interest thereon, payable in installments as follows:

Four Hundred Fifteen Dollars and 21/100 (\$415.21) Dollars or more on the 5th day of September, 1994, and Four Hundred Fifteen Dollars and 21/100 (\$415.21) Dollars or more on the same day of each month thereafter, except a final payment of \$415.21 Dollars, until said Agreement is fully paid and except that the final payment, if not sooner paid, shall be due on the 5th day of August, 2000.

NOW, THEREFORE, the Mortgagors to secure the payment of the said sum of money 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 the COUNTY OF Cook AND STATE OF ILLINOIS, to wit:

The South 40 Feet of the North 78 Feet of Lot 3 in Block 80 in Frederick H. Bartlett's 6th Addition to Bartlett Highlands, Being a Subdivision in the Northwest 1/4 of Section 18, Township 38 North, Range 13, East of the Third Principal Meridian in Cook County, Illinois

P.I.N. 19-18-122-032

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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, 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 WITHOUT THE WRITTEN CONSENT OF THE LEGAL HOLDERS OF THE NOTE THAT THIS TRUST DEED SECURES.

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 S and seal S of Mortgagors the day and year first above written.

David P. Topps (x) Donna L. Topps (x)
David P. Topps (SEAL) Donna L. Topps (SEAL)

STATE OF ILLINOIS, County Cook

I, Gail P. Gloudeman, a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT David P. Topps and Donna L. Topps who personally known to me to be the same person S whose names are 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



under my hand and Notarial Seal this 22nd day July, 1994

Gail P. Gloudeman Notary Public

Notarial Seal



Equity Title 415 N. LaSalle/Suite 402 Chicago, IL 60610 EC 146 726

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