

TRUST DEED

UNOFFICIAL COPY

This instrument was prepared by

Paul D. Fischer
420 N. Wabash, Suite 203
Chicago, IL 60611

94340483

THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS TRUST DEED made April 11, 1994 between Israel Ugarte and Josefina Ugarte, his wife, and Nicanor Ugarte Sanchez and Rocio Ugarte, his wife

herein referred to as "Mortgagors" and Paul D. Fischer, 420 N. Wabash Ave., Suite 203, Cook County, Illinois, herein referred to as "TRUSTEE", witnesseth THAT, WHEREAS the Mortgagors are justly indebted to the legal holder of the Promissory Note therein called "Note" hereinafter described, said legal holder or holders being herein referred to as "Holder" 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 Fourteen Thousand One Hundred Seventy Dollars and twenty two cents (\$14,170.22) Dollars with interest thereon, payable in installments as follows:

Three Hundred Fifty Nine Dollars and six cents (\$359.06) Dollars or more on the 15th day of May 1994 and Three Hundred Fifty Nine Dollars and 06/100 (\$359.06) Dollars or more on the same day of each month thereafter, except a final payment of \$359.06 Dollars, until said Agreement is fully paid and except that the final payment, if not sooner paid, shall be due on the 15th day of April 1999

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 1/2 of the South 1/2 of Lot 26 in Volk Brothers Third Addition to Chicago Home Gardens, a subdivision in the West 1/2 of the South East 1/4 of Section 26, Township 40 North, Range 12 East of the Third Principal Meridian in Cook County, Illinois

DEPT-01 RECORDINGS \$27.50
T#9999 TRAN 3480 04/15/94 14:44:00
#3173 # -94-340483
COOK COUNTY RECORDER

P.I.N. 12-26-420-009

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

TOGETHER with all improvements, easements, fixtures, and appurtenances thereto belonging, and all rents, issues and profits thereof for so long and during all such times as the 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 other things now or hereafter therein or thereon used to supply heat, gas, air conditioning, water, light, power, refrigeration (whether such units are 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 and seal of Mortgagors the day and year first above written.

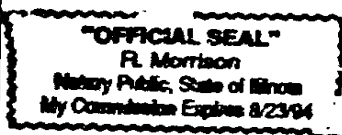
Israel Ugarte (SEAL) Nicanor Ugarte Sanchez (SEAL)
Josefina Ugarte (SEAL) Rocio Ugarte (SEAL)

STATE OF ILLINOIS,)
County Cook) SS

I, R. MORRISON, a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT Israel Ugarte, Josefina Ugarte, Nicanor Ugarte Sanchez, Rocio Ugarte who personally known to me to be the same person whose name 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 free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 11th day of April 1994

[Signature] Notary Public



Notarial Seal

2350

25074692
Cook County Clerk
415 N. LaSalle Suite 482
Chicago, IL 60610

94340483

MAIL TO

PLACE IN RECORDERS OFFICE BOX NUMBER

MAIL TO

UNOFFICIAL COPY

6 MAR 17 6 01 71

RIVER ARCO FINANCIAL SERVICES, 5144 N. NORTH HAVEN AVENUE, HAWAII, HONOLULU, HAWAII

The mortgagor shall first pay in full any and all taxes, assessments, water charges, sewer charges, and other taxes, and shall upon request of the lender pay in full any and all taxes, assessments, water charges, sewer charges, and other taxes, and shall upon request of the lender pay in full any and all taxes, assessments, water charges, sewer charges, and other taxes...

THE COVENANTS, CONDITIONS AND PROVISIONS REFERRED TO ON PAGE 1 OF THIS INSTRUMENT

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