

THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made December 2 19 88, between DAVID REIS and PATRICIA REIS, his wife

herein referred to as "Mortgagors," and CHICAGO TITLE AND TRUST COMPANY, an Illinois corporation doing business in Chicago, Illinois, 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 or holders being herein referred to as Holders of the Note, in the principal sum of

TWENTY EIGHT THOUSAND AND NO/100 (\$28,000.00)-----

Dollars,

evidenced by one certain Instalment Note of the Mortgagors of even date herewith, made payable to THE ORDER OF BEARER WILLIAM R. MCKENZIE, JR. and LORINDA MCKENZIE, his wife, as

joint tenants with the right of survivorship and delivered, in and by which said Note the Mortgagors promise to pay the said principal sum and interest from December 2, 1988 on the balance of principal remaining from time to time unpaid at the rate of 10% per cent per annum in instalments (including principal and interest) as follows:

Four hundred sixty-four and 85/100 (\$464.85)----- Dollars or more on the 1st day of January 19 89, and Four Hundred Sixty-four & 85/100 (\$464.85) Dollars or more on the 1st day of each month thereafter until said note is fully paid except that the final payment of principal and interest, if not sooner paid, shall be due on the 1st day of December, 1995. All such payments on account of the indebtedness evidenced by said note to be first applied to interest on the unpaid principal balance and the remainder to principal; provided that the principal of each instalment unless paid when due shall bear interest at the rate of 15% per annum, and all of said principal and interest being made payable at such banking house or trust company in Chicago Illinois, as the holders of the note may, from time to time, in writing appoint, and in absence of such appointment, then at the office of the Holders

NOTE

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in writing appoint, and in absence of such appointment, then at the office of the Holders

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 the Village of Forest Park, COUNTY OF Cook AND STATE OF ILLINOIS, to wit:

LOT ONE----- (1)

In Block Thirteen (13) in Anstett and Braun's Addition to Harlem, being a Subdivision of Blocks 7, 10, 13 and 20 in Joseph K. Dunlop's Subdivision of the West Half (1/2) of the Southeast Quarter (1/4) and that part of the East One Third (1/3) of the East Half (1/2) of the Southwest Quarter (1/4) lying Southeast of the Center of Des Plaines Avenue, in Section 13, Town 39 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois. PIN 15-13-113-018-0000

THIS IS A JUNIOR MORTGAGE

which, with the property hereinafter described, is referred to herein as the "premises," TOGETHER with all improvements, tenements, easements, fixtures, and appurtenances thereto belong to, 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, inador beds, 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 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. David Reis (SEAL) Patricia Reis (SEAL)

STATE OF ILLINOIS, I, a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY County of Cook THAT David Reis and Patricia Reis, his wife

who are personally known to me to be the same persons 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 voluntary act, for the uses and purposes therein set forth.

Notarial Seal this 2nd day of December 19 88. Sharon A. O'Brien Notary Public, State of Illinois

MAIL TO: SHARON A. O'SHEA
7346 BROADVIEW STREET
FOREST PARK, ILL. 60132
PLACE IN RECORDER'S BOX NUMBER

FOR THE PROTECTION OF BOTH THE BORROWER AND LENDER THE INSTRUMENT MUST BE IDENTIFIED BY CHICAGO TITLE AND TRUST COMPANY, TRUSTS, BEFORE THE TRUST DEED IS FILED FOR RECORD.
CHICAGO TITLE AND TRUST COMPANY
IDENTIFICATION NO. 157626

1. Mortgagee shall promptly repair, maintain and rebuild any buildings or improvements now or hereafter on the premises or other property...
2. Mortgagee shall pay any taxes, special taxes, special assessments, water charges, sewer service charges, and other charges against the premises when due, and shall, upon written request, furnish to the holder of the note...
3. Mortgagee shall keep all buildings and improvements now or hereafter situated on said premises insured against loss or damage by fire...
4. In case of default hereunder, the holder of the note may, but need not, make any payment or perform any act hereunder...
5. The Trustee of the note hereby secured...
6. Mortgagee shall pay each item of indebtedness herein mentioned, both principal and interest, when due according to the terms hereof...
7. When the indebtedness hereby secured shall become due and payable, the holder of the note shall have the right to foreclose...
8. The holder of the note shall have the right to foreclose...
9. Upon a bill to foreclose the principal of the note, the court may appoint a receiver...
10. No action for the enforcement of the lien or of any provision hereof shall be subject to any defense...
11. Trustee or the holder of the note shall have the right to inspect the premises...
12. Trustee has no duty to examine the title, location, existence or condition of the premises...
13. Trustee shall release this trust deed and the lien thereon by proper instrument upon presentation...
14. Trustee may release by instrument in writing filed in the office of the Recorder or Registrar of Titles...
15. Because releasing this trust deed, Trustee or successor shall receive for its services a fee as determined by its rate schedule...
16. The provisions of the Trust and Trustee and of this Trust Deed shall be applicable to this trust deed.