

# UNOFFICIAL COPY

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## TRUST DEED

THIS ABOVE SPACE FOR NECESSITIES USE ONLY

THIS INDENTURE, made January 24 1989, between Annie Ruth Johnson a spinster herein referred to as "Grantors", and D.E. Jahn of Lombard Illinois, herein referred to as "Trustee", witnesseth:

THAT, WHEREAS the Grantors have promised to pay to Associates Finance, Inc., herein referred to as "Beneficiary", the legal holder of the Loan Agreement hereinafter described, the sum of One Hundred and Eight Thousand Seven Hundred Twenty Eight Dollars and Sixty Five Cents Dollars (\$ 108,728.65 ), evidenced by one certain Loan Agreement of the Grantors of even date herewith, made payable to the Beneficiary, and delivered, in and by which said Loan Agreement the Grantors promise to pay the said sum in 120 consecutive monthly installments: 1 at \$ 621.60, followed by 119 at \$ 603.95, followed by 0 at \$ 0, with the first installment beginning on March 1 1989

and the remaining installments continuing on the same day of each month thereafter until fully paid. All of said payments being made payable at OAK LAWN Illinois, or at such place as the Beneficiary or other holder may, from time to time, in writing appoint.

The principal amount of the Loan Agreement is \$ 45,236.24. The Loan Agreement has a Last Payment Date of \_\_\_\_\_, 19\_\_\_\_.

NOW, THEREFORE, the Grantors to secure the payment of the said obligation in accordance with the terms, provisions and limitations of this Trust Deed, and the performance of the covenants and agreements herein contained, by the Grantors to be performed, and also in consideration of the sum of One Dollar in hand paid, the receipt whereof is hereby acknowledged, do by their present 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 City of Chicago COUNTY OF COOK AND STATE OF ILLINOIS, to wit:

Lot 1 (except the East 22.16 feet thereof), and the East 19.27 feet of lot 2, in block 24 in S.E. Calumet Heights Addition to South Chicago, A subdivision of the southeast 1/4 of section 1, township 37 north, range 14, East of the third principal meridian, in cook county, Illinois

PIN: 25-01-418-074  
AKA: 2053 E 93rd Street Chicago IL 60617

which, with the property hereinafter described, is referred to herein as the "premises."  
TOGETHER with improvements and fixtures now attached together with easements, rights, privileges, interests, rent and profits.  
TO HAVE AND TO HOLD the premises unto the said Trustee, its successors and assigns, forever, for the purposes, and upon the terms and conditions 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 Grantors do hereby waive, 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 Grantors, their heirs, successors and assigns.

WITNESS the hand(s) and seal(s) of Grantors the day and year first above written.  
Annie Ruth Johnson (SEAL) \_\_\_\_\_ (SEAL)  
Annie Ruth Johnson \_\_\_\_\_ (SEAL) \_\_\_\_\_ (SEAL)

STATE OF ILLINOIS, County of DuPage )  
I, Thomas J. Luczkowski )  
a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Annie Ruth Johnson a spinster

who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she as her free and voluntary act, for the uses and purposes therein set forth.  
GIVEN under my hand and Notarial Seal this 24th day of January 1989

My Commission Expires Sept. 25, 1989

This instrument was prepared by Sandra L. Lynch 9528 S Cicero Ave, Oak Lawn IL 60453  
(Name) (Address)

NOTE: UNRECORDED

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ASSOCIATES  
9528 S. RICE BL  
OKLAHOMA CITY, OKLAHOMA

3770139

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89 JAN 30 AM 10:34  
CAROL MOSELEY BRAUN  
REGISTRAR OF DEEDS

THE COVENANTS, CONDITIONS AND PROVISIONS REFERRED TO ON PAGE 1  
(THE REVERSE SIDE OF THIS TRUST DEED):

1. The Trustee or Beneficiary shall not... (1)... (2)...
2. Trustee shall pay... (1)...
3. Trustee shall keep all buildings and improvements... (1)...
4. In case of default... (1)...
5. Trustee shall pay... (1)...
6. Trustee shall have the right to... (1)...
7. Trustee shall have the right to... (1)...
8. Trustee shall have the right to... (1)...
9. Trustee shall have the right to... (1)...
10. Trustee shall have the right to... (1)...
11. No action for... (1)...
12. Trustee or Beneficiary shall have the right to... (1)...
13. Trustee has no duty to... (1)...
14. Upon... (1)...
15. In case of the resignation... (1)...
16. This Trust Deed and all provisions... (1)...

25 JAN 30 1989

DELIVERY

NAME  
STREET  
CITY

INSTRUCTIONS

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

OK

FORM No. 4-88

RECORDER'S OFFICE BOX NUMBER