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1602/0040 30 001 Page 1 of 7
2001-04-18 11:26:44
Cook County Recorder 63.50

This Indenture, WITNESSETH, That the Grantor KAREN PEPPER

of the City of CHICAGO County of COOK and State of Illinois

for and in consideration of the sum of FIFTEEN THOUSAND FIVE HUNDRED FORTY AND 00/100 Dollars
in hand paid, CONVEY. AND WARRANT to FIELDS HOME IMPROVEMENT CORP.

of the City of CHICAGO County COOK and State of Illinois

and to his successors in trust hereinafter named, for the purpose of securing performance of the covenants and agreements herein,
the following described real estate, with the improvements thereon, including all heating, gas and plumbing apparatus and
fixtures, and everything appurtenant thereto, together with all rents, issues and profits of said premises, situated

in the City of CHICAGO County COOK and State of Illinois, to-wit:

LOT 113 IN DOWNING'S SUBDIVISION OF LOTS 7 to 14
INCLUSIVE IN J. H. KEDZIE SUBDIVISION IN THE SOUTHWEST
QUARTER OF SECTION 23, TOWNSHIP 39 NORTH, RANGE
13, EAST OF THE PRINCIPAL MERIDIAN, IN COOK
COUNTY, ILLINOIS.

AKA: 1835 S. HAMLIN, CHICAGO, IL 60623

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Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois. IN TRUST, nevertheless, for the purpose of securing performance of the covenants and agreements herein.

WHEREAS, The Grantor's KAREN PEPPER

justly indebted upon one retail installment contract bearing even date herewith, providing for 48 installments of principal and interest in the amount of \$ 432.51 each until paid in full, payable to

FIELDS HOME IMPROVEMENT CORP.
6939 S. SOUTH CHICAGO AVENUE
CHICAGO, IL. 60637

Property of [Watermark]

THE GRANTOR...covenant...and agree...as follows: (1) To pay said indebtedness, and the interest thereon, as herein and in said notes provided, or according to any agreement extending time of payment; (2) to pay prior to the first day of June in each year, all taxes and assessments against said premises, and on demand to exhibit receipts therefore; (3) within sixty days after destruction or damage to rebuild or restore all buildings or improvements on said premises that may have been destroyed or damaged; (4) that waste to said premises shall not be committed or suffered; (5) to keep all buildings now or at any time on said premises insured in companies to be selected by the grantee herein, who is hereby authorized to place such insurance in companies acceptable to the holder of the first mortgage indebtedness, with loss clause attached payable first, to the first Trustee or Mortgagee, and, second, to the Trustees herein as their interests may appear, which policies shall be left and remain with the said Mortgagee or Trustees until the indebtedness is fully paid; (6) to pay all prior encumbrances, and the interest thereon, at the time or times when the same shall become due and payable.

IN THE EVENT of failure so to insure, or pay taxes or assessments, or the prior encumbrances or the interest thereon when due, the grantee or the holder of said indebtedness, may procure such insurance, or pay such taxes or assessments, or discharge or purchase any tax lien or title affecting said premises or pay all prior encumbrances and the interest thereon from time to time; and all money so paid, the grantor... agree... to repay immediately without demand, and the same with interest thereon from the date of payment at seven per cent, per annum, shall be so much additional indebtedness secured hereby.

IN THE EVENT of a breach of any of the aforesaid covenants or agreements the whole of said indebtedness, including principal and all earned interest shall, at the option of legal holder thereof, without notice, become immediately due and payable, and with interest thereon from time of such breach, at seven per cent, per annum, shall be recoverable by foreclosure thereof, or by suit at law, or both, the same as if all of said indebtedness had then matured by express terms.

IT IS AGREED by the grantor... that all expenses and disbursements paid or incurred in behalf of complainant in connection with the foreclosure hereof - including reasonable solicitors fees, outlays for documentary evidence, stenographer's charges, cost of procuring or completing abstract showing the whole title of said premises embracing foreclosure decree - shall be paid by the grantor...; and the like expenses and disbursements, occasioned by any suit or proceedings wherein the grantee or any holder of any part of said indebtedness, as such, may be a party, shall also be paid by the grantor... All such expenses and disbursements shall be an additional lien upon said premises, shall be taxed as costs and included in any decree that may be rendered in such foreclosure proceedings; which proceeding, whether decree of sale shall have been entered or not, shall not be dismissed, nor a release hereof given, until all such expenses and disbursements, and the costs of suit, including solicitor's fees have been paid. The grantor... for said grantor... and for the heirs, executors, administrators and assigns of said grantor... waive... all right to the possession of, and income from, said premises pending such foreclosure proceedings, and agree... that upon the filing of any bill to foreclose this Trust Deed, the court in which such bill is filed, may at once and without notice to the said grantor..., or to any party claiming under said grantor..., appoint a receiver to take possession or charge of said premises with power to collect the rents, issues and profits of the said premises.

IN THE EVENT of the death, removal or absence from said Cook County of the grantee, or of his refusal or failure to act, then

BLAGOTA PREMONIC of said County is hereby appointed to be first successor in this trust; and if for any like cause said first successor fail or refuse to act, the person who shall then be the acting Recorder of Deeds of said County is hereby appointed to be second successor in this trust. And when all the aforesaid covenants and agreements are performed, the grantee or his successor in trust, shall release said premises to the party entitled, on receiving his reasonable charges.

Witness the hand... and seal... of the grantor... this 11TH day of APRIL A.D. 2001

[Signature] (SEAL)

..... (SEAL)

..... (SEAL)

..... (SEAL)

Property of Cook County Clerk's Office

State of Illinois

UNOFFICIAL COPY

County of COOK

55.

10313341

I, SHELLY BERKOWITZ

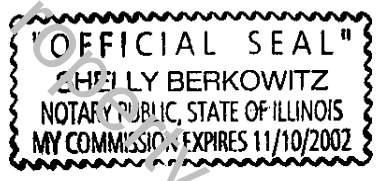
a Notary Public in and for said County, in the State aforesaid, Do hereby Certify that KAREN PEPPER

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 signed, sealed and delivered the said instrument as a free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and Notarial Seal, this 11th day of April, A. D. 2001

Shelly Berkowitz

Notary Public



CLERK'S OFFICE OF COOK COUNTY

Box No.

Trust Deed

TO _____, Trustee

THIS INSTRUMENT WAS PREPARED BY:

VERA RISTIC
6939 S. SOUTH CHICAGO AVE.
CHICAGO, IL. 60637

MAIL TO:

FIELDS HOME IMPROVEMENT CORP.
6939 S. SOUTH CHICAGO AVE.
CHICAGO, IL. 60637

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Except as stated in the Notice of Cancellation, this document becomes a legally binding and enforceable Contract when signed by Buyer and accepted by Seller.

FIELDS Windows Doors & Construction Co.

6947 S. South Chicago Ave. • Chicago, IL 60637-4160
Phone (773) 667-9000 • Fax (773) 667-6471

10313341

HOME REPAIR LICENSE
NO. 320308

CASH-FINANCE SALES CONTRACT

LIMITED BUSINESS LICENSE
NO. 328483

Owner MISS KAREN PEPPER Home Phone 762-2257
Address 1835 S. HAMLIN Work Phone _____
City CHICAGO State IL Zip Code 60623
Job Address SAME Date 2-4-00

All work stated in this Contract assumes that existing mechanical equipment and structures are with in the present State, local and municipal code standards. If updating is required, Buyer shall pay all costs and expenses for same as an additional charge.

Description of Work to be performed by Builder: WORK TO BE DONE AS FOLLOWS:
REALIGN BRICKS OR RELAY ON BOTH SIDES
OF FIREWALL ON TOP OF HOUSE ALSO
PROVIDE AND INSTALL NEW CAPS BOTH
SIDES OF FIREWALL ALL LABOR AND
MATERIALS INCLUDED CLEAN UP JOB RELATED
DEBRIS AFTER JOB IS DONE

THIS CONTRACT IS ADD ON TO PRIOR CONT.

Buyer agrees to pay the sum of \$ 3840 (Cash Price), as follows;
\$ _____ on date of Contract; _____ on _____ and the balance of
_____ on completion, - or -

Owner agrees to pay the sum of \$ _____ to be financed. With \$ _____ on date of Contract
and balance \$ _____ at _____ month's for \$ _____ a month.

NOTICE OF CANCELLATION

You, the Buyer, may cancel this transaction at any time prior to midnight of the 3rd business day after the date of this Contract. See the attached Notice of Cancellation for an explanation of this right.

NOTICE TO BUYER

1. Do not sign this Contract before you read it or if it contains any blank spaces. 2. You are entitled to an exact copy of the Contract you sign. 3. THIS CONTRACT IS SUBJECT TO EACH AND EVERY TERM ON THE REVERSE SIDE (PAGE 2). IMPORTANT WARRANTY AND OTHER INFORMATION ON THE REVERSE SIDE (PAGE 2) OF THIS CONTRACT.

Buyer acknowledges receipt of a fully completed copy of this Contract executed by both Owner and Builder. Co-Signer, if any, acknowledges receipt of completed copies of this Contract and explanation of Co-Signer obligation form.

Dated: 2-4-, 19 00

FIELDS Windows Doors & Construction Co.

By: [Signature]
ACCEPTED AND APPROVED:

CASH-FINANCE SALES CONTRACT

[Signature]
Owner

Office of Builder

Owner

FWC 3411

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Except as stated in the Notice of Cancellation, this document becomes a legally binding and enforceable Contract when signed by Buyer and accepted by Seller.

FIELDS Windows Doors & Construction Co.

6947 S. South Chicago Ave. • Chicago, IL 60637-4160
Phone (773) 667-9000 • Fax (773) 667-6471

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HOME REPAIR LICENSE
NO. 320308

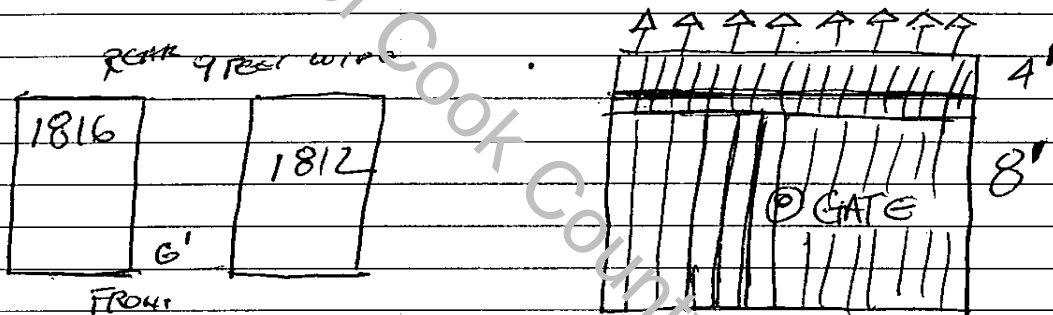
CASH-FINANCE SALES CONTRACT

LIMITED BUSINESS LICENSE
NO. 328483

Owner MISS KAREN PEPPER Home Phone 762-2257
 Address 1816 S. HAMLIN #2 Work Phone _____
 City CHICAGO State IL Zip Code 60623
 Job Address SAME Date 1-26-00

All work stated in this Contract assumes that existing mechanical equipment and structures are with in the present State, local and municipal code standards. If updating is required, Buyer shall pay all costs and expenses for same as an additional charge.

Description of Work to be performed by Builder: WORK TO BE DONE AS FOLLOWS:
IN FRONT PROVIDE AND INSTALL ROTH IRON FENCE
6 FEET WIDE AND 12 FEET HIGH WITH GATE
DOUBLE LOCKS ALSO IN REAR INSTALL CHAIN
LINK FENCE 6 FEET HIGH 1- GATE IN FRONT
INSTALL SPEARS #402



Buyer agrees to pay the sum of \$ 2700 (Cash Price), as follows:
 \$ 1350 on date of Contract; START on _____ and the balance of
 _____ on completion, - or -

Owner agrees to pay the sum of \$ _____ to be financed. With \$ _____ on date of Contract
 and balance \$ 1350 WITHIN 30 DAYS AFTER COMPLETION a month.

NOTICE OF CANCELLATION

You, the Buyer, may cancel this transaction at any time prior to midnight of the 3rd business day after the date of this Contract. See the attached Notice of Cancellation for an explanation of this right.

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Buyer acknowledges receipt of a fully completed copy of this Contract executed by both Owner and Builder. Co-Signer, if any, acknowledges receipt of completed copies of this Contract and explanation of Co-Signer obligation form.

Dated: 1-26-19-00
FIELDS Windows Doors & Construction Co.
 By: [Signature]
 ACCEPTED AND APPROVED:

CASH-FINANCE SALES CONTRACT
[Signature]
 Owner

Office of Builder

Owner

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Except as stated in the Notice of Cancellation, this document becomes a legally binding and enforceable Contract when signed by Buyer and accepted by Seller.

FIELDS Windows Doors & Construction Co.

6947 S. South Chicago Ave. • Chicago, IL 60637-4160
Phone (773) 667-9000 • Fax (773) 667-6471

10313341

HOME REPAIR LICENSE
NO. 320308

CASH-FINANCE SALES CONTRACT

LIMITED BUSINESS LICENSE
NO. 328483

Owner MISS KAREN PEPPER Home Phone 762-2257
 Address 1816 S. HAMLIN Work Phone _____
 City CHICAGO State IL Zip Code 60623
 Job Address 1835 S. HAMLIN Date 12-15-99

All work stated in this Contract assumes that existing mechanical equipment and structures are with in the present State, local and municipal code standards. If updating is required, Buyer shall pay all costs and expenses for same as an additional charge.

Description of Work to be performed by Builder: WORK TO BE DONE AS FOLLOWS:
IN FRONT OF HOUSE SAND BLAST AND TRICK POINT
FRONT ONLY ALSO TEAR OF EXISTING
FLAT ROOF THEN INSTALL NEW RUBBER
ROOF 40 YR WARRANTY ALSO BUILD NEW
MASONARY (CONCRETE) RAILINGS ON FRONT STEPS
ALL LABOR AND MATERIALS INCLUDED CLEAN
UP JOB RELATED DEBRIS AFTER JOB IS DONE

FIRST PAYMENT TO START MARCH 2000

Buyer agrees to pay the sum of \$ 9000.00 (Cash Price), as follows:
 \$ _____ on date of Contract; _____ on _____ and the balance of
 _____ on completion, - or -

Owner agrees to pay the sum of \$ _____ to be financed. With \$ _____ on date of Contract
 and balance \$ 9000 TO BE FIN. monthly APRIL \$ 166.18 x 84 a month.

NOTICE OF CANCELLATION

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Buyer acknowledges receipt of a fully completed copy of this Contract executed by both Owner and Builder. Co-Signer, if any, acknowledges receipt of completed copies of this Contract and explanation of Co-Signer obligation form.

Dated: 12-15-99

CASH-FINANCE SALES CONTRACT

Fields Windows Doors & Construction Co.
 By: [Signature]
 ACCEPTED AND APPROVED:

[Signature]
 Owner

Office of Builder

Owner