## UNOFFICIAL C

V9002

	TRUST DEED	THE ABOVE SPACE FOR RECORDERS USE ONLY	
	THIS INDENTURE made NOVEMBER 1 197	3 between Pedro Pasilla & Judy	
	Pakilla herein referred to as "Gruntors", and	an da an an an agus agus an	
	of the second of	Illinois, herein referred to an "Trustee", witnesseth:	
	THAT, WHEREAS the Grantors have promised to pay to	Sales, Inc., herein referred to as	
	"Beneficiary", the legal holder of the Home Improvement Contract hereinafter	called "Contract" and described, the sum of 3359 3.	
	Three Thousand Eight Hundres	FIFTY Ning. and 3. 7 CD Dollars (\$ 3859. 20).  Able to the Beneficiary, and delivered, in and by which said Contract the Grantors promise	
	to pay the said sum in 36 consecutive monthly installments: 35 at 3		
		(Month & Day)	
	the same day of each month the eafter until fully paid. All of said payments be Illinois, or at such place as the seneficiary or other holder may, from time to	1、1、1、1、1、1、1、1、1、1、1、1、1、1、1、1、1、1、1、	
	The principal amount of the Contract is \$ 30,50,00.	and the second of the second o	
	NOW, THEREFORE, the Grantors to state the payment of the said obligations references of the covenants and agreences between contained, by the Grantors	on in accordance with the terms, provisions and limitations of this Trust Deed, and the to be performed, and also in consideration of the sum of One Dollar in hand paid, the RRANT unto the Trustee, its successors and assigns, the following described Real Estate	
	and all of their estate, right, title and intries therein, situate, lying and	being in the SAY OF CANCERD	
	53.60	TATE OF ILLINOIS, to will the Morthanst	
	- 05- 50/2+100 28: Town Oskip-31	5 North Raige In East	
	- Of the this Principal (12)	748888 TRAH 3467 12/23/93 14:18:00	
	P.II 12 32-28-205-022	#6533 # # Q57875	
	C.K.A. 2718: 2310 St. Ching		
	which, with the property hereinafter described, is referred to herein as the property hereinal transfer of the property hereinage and fixtures now attached together with easier		
	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 is of he tate of Illinois, which said rights and benefits the Grantors do hereby expressly	
	COVENANTS, CONDITIONS AND PROVISIONS		
	condition and repair, without waste, and free from rechanges or other liens or claims for the mo-	or hereafter on the primises which may become desinged or be destroyed; (2) keep said premises in good expressly submining of a the lies hereof; (3) pay when due any indebtedness which may be secured by a sence of the discharge or such prior lies to Trustee or to Boneficiary; (4) complete within a reasonable time sty with all repairement of law or municipal ordinances with respect to the premises and the use thereof; at	
	<ol><li>Grantors shall pay before any penalty attaches all general taxes, and shall pay special taxes, and shall, upon written request, furnish in Trustee or to Beneficiary duplicate receipts therefore.</li></ol>	ta, special assessments, water charge, newer service charges, and other charges against the premises when at To prevent default heround. Oranges shall pay in full under protest, in the manner provided by statute.	
	any tax or nasessment which Grantor may desire to contest.  3. Grantors shall keep all buildings and improvements now or hereafter situated on said pre- by the insurence companies of meany's sufficient either to pay the cost of replacing or repairing the under insurance colicies psyable, in case of loss or damage, to Trustee for the benefit of the Benefit	mises insured against loss or damage by I re, lightning or windstorm under policies providing for payment is sense or to pay in full the indubtor. We work horeby, all in companies satisfactory to the Beneficiary, sciary, such rights to be evidenced by the Jean of mortgage clause to be stacked to such policy, and shall be according to the stacked to such policy, and shall be according to the stacked to such policy and shall be according to the stacked to the constraint of the constraint of the constraint of the stacked to the stacked to such policy.	
Getiver all policies, including adoptional and renewal policies, to Beneficiary, and in case on incommande about a superior, and in case of incommentation and in the commentation of the commentation and in the commentation of			
but need not, make full or partial psyments of principal or, inserted on prior encurrences, if any, and purchase, discharge, consponsine or settle now as lies or other prior lies or other prior lies or other prior lies or other prior lies or time or other prior lies or time or college from any tax sale or forfeiture affecting said premities or contest any tax or premite or other prior lies or title or claim then if, or redesen from any tax sale or forfeiture affecting said premities or contest any tax or assessment. All money paid for any of the purposes herein suthoriser and all expenses paid or incurred in commence to the prior lies or the prior lies			
١	to them on account of any default hereunder on the part of Grantors.  This Trust Deed consists of two pages. The covenants, conditions and provisions appearing on page 2 (the reverse side of this trust der 3) are incorporated herein by		
	In a trust Deed contains of two pages. The coverning, contains and provision reference and are a part hereof and shall be binding on the Grantors, their heirs. WITNESS the hand(s) and seal(s) of Grantors the day and year first above we	, successors and assigns.	
,	1 Don & Hadillo	+ (Judia & Jadilla (SEAL)	
`	(SEAL		
•	(SEAL	(SEAL)	
3	STATE OF ILLINOIS.	Berkowit	
	SS. a Notary Public in and for and County of C-504	residing in said County, in the Same aforesaid, DO HEREBY CERTIFY THAT	
	who OS personally	known to me to be the same person whose name subscribed to the foregoing	
	Instrument, appeared before me t	his day in person and acknowledged that	
	ALOFFICIAL SEAL" GIVEN under my hand and N	155 ABIL 21850 1 93	
į	SHELLY BERKOWITZ: )	Notery Public	
÷	My Commission Expires 11/22/36. This instrument was prepared by		
	3. Derkow.	tre 3101 N. Ciceto, Chicago, 11.	
	13-802 IL		



## COVENANTS, CONDITIONS AND PROPESIONS CONTINUED IN 6M P. GM CF THIS TRUST DEL DE 1. The Trustee of Beneficiary hereby see used all inclus juvines to reby a shorte it failed to the examental may be an acquire in the public office without inquiry to the accuracy in such will, statement or entitlines on that the salidity of any core examents, sale, see feature, to

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- or accounting to any oil, statement or estimate procured from the appropriate exerctioner, tax line or title or claim thereof
- 6. Granturs shall pay each item of indebtedness herein mentioned, both principal and interest, when the according to the terms hereof. At the option of Beneficiary, and without notice to Grantots, all unpaid indebtedness secured by this Trust Deed shall, notwithstanding anything in the Contract or in this Trust Deed to the contrary, become due and payable (a) immediately in the case of default in making payment of any installment on the Contract, or (b) when default shall occur and continue for three days in the performance of any other agreement of the Grantors nervin contained, or (c) immediately if all or part of the premises are sold or transferred by the Grantors without Beneficiary's prior written consent.
- 7. When the indebtedness hereby secured shall become due whether by acceleration or otherwise, Beneficiary or Trustee shall have the right to foreclose the lien hereof. In any suit to foreclose the lien hereof, there shall be altowed and included as additional indebtedness in the decree for sale all expenditures and expenses which may be paid or incurred by or on behalf of Trustee or Beneficiary for artorney's fees, Trustee's fees, appraisers' fees, outlay for documentary and expense rightees, stenographers' charges, publication costs and costs (which may be estimated as to items to be expended after entry of the theoree) of procuring all such abstracts of little, title searches and examinations, guarantee policies. Torrens certificates, and similar data and assurances with respect to title as Trustee or Beneficiary may deem to be reasonably necessary either to prosecute such suit or to evidence to bidders at any sale which may be had pursuant to such decree the rune condition of the title or the value of the premises. All expenditures and expenses of the nature in this paragraph mentioned shall become so much additional indebtedness accured hereby and immediately due and payable, with interest thereon at the annual percentage rate stated in the Contract this Trust Deed as course, when paid or incurred by Trustee or Beneficiary in connection with (a) any proceeding, including probate and bankruptcy proceedings, to which either of them shall be as party, either as plaintiff, claimant or defendant, by reason of this prost Deed or any indebtedness hereby accured; or by prepartions for the commencement of any soul for the foreclosure hereof after accrual of such right to foreclose whether or not actually commenced.
- 8. The proceeds of any forectoure sale of the premises shall be distributed and applied in the following order of pribrity. First, on account of all costs and expenses incidental to the forectionare proceedings, including all such items as are mentioned in the preceding paragraph hereof; second, all other items which under the terms hereof constitute secured indefinedness additional to that evidenced by the Contract, with interest thereon as herein provided; third, all principal and interest remaining unpaid on the none; fourth, any overplus to Grantors, their heirs, legal representatives or assigns, as their rights may appear.
- 9. Upon, or at any time after the filling of a bill to foreclose this Trust Deed, the court in which such bill is filed may appoint a receiver of said premises. Such appointment may be made either before in effect, asle, without notice, without regard to the then value of the premises of whether the same shall be then occupied as a homestead or not and the Trustee hereunder may be appointed as such receiver. Such receiver thall have the power to collect the result, issues and profits of said premises during the pendency of such foreclosure suit and, in case of a sale and a deficiency, during the full statusory period of receipancy in, whether there be redemption or not, as well at during any intrins when Grantors, except for the Intervisation of such receiver, would be entitled to collect such rents, issues and profits, and all other powers which may be necessary or are usual in such esses for the protection, pussession, control, management and operation of the premises during the whole of said period. The Court from time to time may authorize the receiver to apply the net income in his hands in payments in whole or in part of (1). The indebtodness secured hereby, or by any decree forectioning his Trust Deed, or any tax, special assessment or other lies which may be or become superior to the lies bereaf or of such decree, provided such application is made prior to foreclosure sale; (2) the deficiency in case of a sale and deficiency.
- No action for the enforcement of the lien or of any provision hereof shall be subject to any defense which would not be good and available to the party interposing same in an action at law upon tO. the note hereby secured.
  - 11. Trustee or Beneficiary was a have the right to inspect the premises at all reasonable times and access thereto shall be permitted for that purpose.
- 12. Trustee has no duty to ey mine the title, invation, existence, or condition of the premises, nor shall Trustee be obligated to record this Trust Deed or to exercise any power herein given unless expressly obligated by the terms hereo', no be liable for any acts or counsions hereunder, except in case of gross negligence or misconduct and Trustee may require indemnities antisfacinty to Trustee hefore exercising any power herein given.
- 13. Upon presentation of satisfactor, evidence that all indebtedness secured by this Trust Deed has been fully paid, either before or after maturity, the Trustee shall have full authority to release this Trust Deed, the ilen thereof, by proper instrument.
- 14. In case of the resignation, inability of influence and fusice, the Beneficiary shall have the authority to appoint a Successor in Trust. Any Successor in Trust hereunder shall have the identical title, powers and authority as are herein given Trust.ec.
- 15. This Trust Deed and all provisions hereof, shall extend to and be binding upon Grantors and all persons claiming under or through Grantors, and the word "Grantors" when used began hald include such persons and all persons liable for the payment of the indebtedness or any part thereof, whether or not such persons shall have executed the Contract or this Trust Deed. The term Beneficiary as herein shall mean and include any successors or assigns of "coefficiary."

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12 1 HAZ 14 1	ASSIGNMENT	The state of the s
For value received, the undersign	ned, the beneficiary under the within Trust Deed hereby transfers, sets of	over and assigns the beneficial interest under such Trust
Decognd the obligation secured thereby	to VCRCS Holdings	Mallemaca 97
IN WITNESS WHEREOF, the	undersigned has set its i and seal this day of	, 19 3 3
	M.C.F.	Jallo, BC (SEAL)
	CORNOR LITT (OLI ED CICNATIONE A	Dealer
	CORPORATE SELLER SIGNHERE	
ATTEST:	The state of the s	
	(Its Secretary)	(Name and Title)
A CONTROLLE FOR	GMENT BY INDIVIDUAL OR PAPARIERSHIP BE	NEETCIADV (SELLED)
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	Assignment, agreeared before me this day in person and acknowledg.	
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	GEVEN under my hand and Notarial Seal inte	_ day of, A.D. 19
		Notary Public
	ACKNOWLEDGMENT BY CORPORATION (SE	LLER)
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STATE OF ILLINOIS,	1	
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and the same of the same of the same	who personally known to me and who executed the of the corporation named therein and acknowledged that they signed	foregoing Assignment's president and secretary, respectively,
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AFTER RECO		FOR RECORDERS INDEX PURPOSES
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