	•
TRUST DEED	_ Egr
THE ACO, It SPACES OF SECULATED SECULATED	
THIS INDENTURY, m ie October 4, 1983, between Leandrey and Elma Rodgers,	
his wife in joint tenancy herein referred to as "Grantors", and Amburn	
of Oak Brook , Illinois,	
herein referred to as "Truster", witnesseth:  THAT, WHEREAS the Granto, "a' & promised to pay to Associates Finance, Inc., herein referred to as "Beneficiary", the	1.5
legal holder of the Loan Agreement her has er described, the principal amount of Thirty Eight Thousand	
One Hundred Sixty One and 05/ .00	
together with interest thereon at the rete of (check applicable box)	144
a ner year on the unpaid principal princes.	
S This is a variable interest rate ious and the interest rate will increase or decrease with changes in the Prime loan rate. The interest rate will be 4.00 p centage points above the Prime loan rate published in the rederai	
Reserve Board's Statistical Release 11.15. The initial wine hours in 11.15.	—3 <b>2</b>
last business day of August , 15 83 therefore, the initial interest rate is 15.00 % per	
year. The interest rate will increase or decrease with chaiges in the Prime loan rate when the Prime loan rate, as of the	i w
last business day of the preceding month, has increased or declared by at least one percentage point from the Prime loan rate on which the current interest rate is based. Interest rate changes will be effective upon 30 days written	-25%
notice. In no event, however, will the interest rate ever be less tr an 11.00 % per year. The interest rate will not	
change before the first payment date. Adjustments in the interest . ** w'l result in changes in the monthly payment	- 4
amounts.	
The Grantors promise to pay the said sum in the said Loan Agreement of ver date herewith, made payable to the	
Beneficiary, and delivered in 120 consecutive monthly installments: 20 at \$ 658.76 , followed by	100 HE. 100 HE.
_0_ at \$ _0_ , followed by _0_ at \$ _0_ , with the f. st in stallment beginning on	
November 11, 19 83 and the remaining installments continuing on the ame day of each month	100% 100% 100%
thereafter until fully paid. All of said payments being made payable at Downers Grove III nois, or at such place	
as the Beneficiary or other holder may, from time to time, in writing appoint.  NOW, THEREPORE, the Granters to secure the payment of the said beligation in accordance with the terms, provisions and limitations of this Trust Deed, and a perf- name of the covenants and agreements berief contained, by the Granters to be performed, and also in consideration of the said to have been forther ballet in hand paid, the creetipt whereafts hereby acknow. refered—sby these presents CONVEY.	1.00
and WARRANT unto the Trustee, its successors and essigns, the following described Real Estate and all of their estate, right, title and interest therein, situate, by ag * d bein in the	1
Town of Maywood County of Cook AND STATE OF ILLINOIS, to wit:	
Lot 6 in the Subdivision of Block 10 in Smith's Addition to Maywood, a Subdivision of part of Section 10, Township 39 North, Range 12, East of the Third Principal Peridian, in	14.00 14.00 14.00
Cook County, Illinois, Also Known As: 915 S 10th Maywood, Illinois 60153	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
The attached call option provision is part of this mortgage, deed of trust , or deed to cure debt.	
26816030	
which, with the property hereinafter described, is referred to neven as the premises.	
TOGETHER with improvements and flutures now attached together with eastments, rights, privileges, interests, rests and profits.  TOHAYE AND TO HOLD the premises unto the said Trustee, its accessors and assigns, acreer, for the purposes, and upon the uses and trusts herein set forth, free from all rights and benefits under add by virtue of the Binness than Empirical search of the State of Ultrash, which said rights and benefits the Grantone do hereby expressly release and wairs.	
and by virtue of the Homestead Exemption Laws of the State of Illinois, which said rights and benefits the Granters do brevely expressly release and waive.  This Trust Deed consists of two pages. The covenants, conditions and provisions appearing on page 2 (the reverse side of	0. 100
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.	1
Llandrew Rodgert Wing (Rodgers	
Leandrew Rodgers Elma Rodgers (SEAL)	
(SEAL)(SEAL)	. :
STATE OF ILLINOIS.  County of DuPage  SS.  SS.  SS.  Beverly J. Birmingham  a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT	
eandrew and Elma Rodgers	- 1
who _AFC personally known to me to be the same person S_ whose name S subscribed to the foregoin	. 15
Instrument, appeared before me this day in person and acknowledged that they signed, scaled an	d 💥 🖔
including the release and waiver of the right of homestead.	く「臓
GIVEN under my hand and Notarial Scalithin 4th 2 day of October AD 1883	-) [[]
Nojari Public	
This instrument was prepared by My Commission Expires Sept. 16, 1987	· (基
Associates Finance Inc. 408 W. 75th St. Downers Grove, I1. 6051. (Name) (Address)	
Source Direct care and	198

## THE COVENANTS, CONDITIONS AND PROVISIONS REFERRED TO ON PAGE 1

- 1. Grantors shall (1) promptly repair, restore or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or be destroyed, (2) keep said premises in goz, condition and repair, without waste, and free from mechanic's or other items or claims for lent not expressly subconditionated to the lien hereof. (4) pay when due any indebtedness which may be secured by a lent or charge on the premises upport to the lien hereof, and upon requises thinks and schooly explored to the discharge of the disc
- 2. Granton shall p., before any penalty attaches all general taxes, and shall pay special taxes, ejectal assessments, water charges, sewer service charges, and other charges against the premises when due, and shall, upon written. Special forms the premise when due, and shall, upon written. Special forms the premise against the premises when a pay tax or assessments be a beginning to the property of the premises when the pr
- 3. Grantors shall keep all buildings and improvements now or hereafter situated on sud premiess insured against loss or damage by fire, lightning or windstarm under politices providing for payment in measurace companies, as moneys sufficient either to pay the cuts of replaning or repairing the some or to pay in full the indebtedness secured hereby, all in companies satisfactory to the Beneficiary, under insurance politicists, and in many sufficient payments. The surface of the benefit of the Beneficiary, such rights to be evidenced by the standard mortgage clause to be attached to each policy, and shall deliver all politicis, including a ditto-al and renewal politics, in Beneficiary, and in case of insurance alloud to expire, shall deliver renewal politics not less than ten days prior to the respective dates of expiration.
- 4. In case of default therein, Tr. stee. Iterations may, but need not, make any payment or perform any at therenbefore required of Granters in any form and manner deemed expedient, and may, but need not, make full or partial 2, ment of principal or interests on prior recombinances, of any, and purchase, discharge, compromise or settle any tast here or other prior benefor the full or a first prior of the full or other prior in the other of the full or any of the purchase of the full or other prior in the or other prior the other of the full or other prior of the other of the full or other prior of the other of the full or other prior of the other oth
- 5. The Truster or Beneficiary hereby secured, a kin 2 any payment hereby authorized relating to take or assessments, may do so according to any bill, statement or estimate procured from the amounts and the accuracy of such bill, statement or estimate or not the validary of any fair, assessment, sale, forfeiture, cas before the fair the results of the window of any fair, assessment, sale, forfeiture, cas before the fair the results of the procured from the accuracy of such bill, statement or estimate procured from the amounts of the procured from the accuracy of such bill.
- 6. Grantor shall per each item of indebtedness, or em mentioned, both principal and interest, when due according to the terms hereof. At the option of Beneficiary, and without notice to Grantors, all upper distributes secured by the Trust Beneficiary and without notice to Grantors, and upper distributes to the Control of the Control o
- 2. When the indebtedness hereby secured shall become due wheth. In acceleration or otherwise, Henefutary or Trustee shall have the right to force lose the hen hereof, there as did incall indebtedness in the decidence of the decidence of the property of the property of the decidence of the decidence of the threshold not of property of the decidence of the decide
- A. The proceeds of any foreclosure sale of the premises shall be distributed and applied to the lower order of priority. First, on account of all notes and expenses modern to the foreclosure proceedings, including all such time as are mentioned in the preceding paragraph berred, second, and the index the terms better forestitute secured underforders additional to that codemode by the Laan Agreement, with interest thereon as berein provided, third, all principal and interest of mining angual on the note, fourth, any overplus to Grantors, their borrs, legal representatives or assigns, as their rights may appear
- 10. No action for the enforcement of the lieu or of any provision hereof shall be subject to any defense which would note - - nd available to the party interposing same in an action at low upon the made begins excited
- 11. Trustee or Beneficiary shall have the right to inspect the premises at all reasonable times and access thereto shall be series, of for that p
- 12. Trustee has no duty to examine the title, location, existence, or condition of the premises, nor shall Trustee by obligated by the terms hereof, not be hable for any acts or omissions hereunder, except in case of gross negligence or missionality at The size may require indominities satisfactors to Trustee before exercising any power herein given.
- 13. Upon presentation of activactory evidence that all insistentness secured by this Trust Deed has been fully joint, either before in after mature (6, the rastress hall have full authority to release this trust deed, the line thereof, by proper instrument.
- 14. In case of the resignation, includity or refusal to act of Trustee, the lieneficiary shall have the authority to appoint a Successor in Trust. An Successor in Trust hereunder shall have the eleminating power and authority as are better ingress Trustee.
- The Trust Deed and all provisions hered, shall extend to and be binding upon Grantier and all persons claiming under or through Grantiers on the person and all persons talk persons and all persons talk persons and all persons talks for the payment of the indictative over any pert thered, whether all persons talks the persons talk that executed the sail. See ment of this Trust Beed The term and the persons talk that the persons talk that the persons the persons that the persons talk that the persons the persons that the persons talk that the persons talk that the persons that the persons talk the persons talk that the persons talk that the persons that the persons talk the persons t

DE NAME (18-3 CC 1... 16.5)

STREET Y. V. 15-4.18.5

ER CITY | D. W. 11-4.8.5 | Drove L. 12.5-18.5

OR RECORDERS OFFICE BOX NUMBER \_\_\_\_\_\_

FOR RECORDINGS INDEX PU 19565 INSERT STREET ADDRESS OF ARC . DESCRIBED PROPERTY HERE

## UNOFFICIAL COPY

## **ATTACHMENT**

TO

## MORTGAGE, DEED OF TRUST OR DEED TO SECURE DEBT

Dated October 4, 19 83

CALL DP. JN — The Lender has the option to demand that the balance due on the loan secured by this prortgage, deed of trust or deed to secure debt be paid in full on the third anniversary due of the loan date of the loan and annually on each subsequent anniversary date. If this option is the circle, Borrower(s) (mortgagor or grantor) will be given written notice of the election at least 90 days theore payment in full is due. If payment is not made when due, Lender (mortgagee or grantee or the circle) has the right to exercise any remedies permitted under this mortgage, deed of trust, or der a to secure debt.

26816030

= Buy fisher

OCT-11 03 037696 8 26016030 = 1 = Ree

11.60

26 815 03

514872

END OF RECORDED DOCUMENT