12 Jul 4

UNOFFICIAL COPY

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THE ABOVE SPACE FOR RECORDER'S USE ONLY	,
THIS INDENTURE, made June 11 1985 , between	<u> </u>
Lieutenant R. Booker and Olivia K. Booker, his wife as joint tenants	
herein referred to as "Mortgagors," and Security Pacific Finance Corp. , an Illinois corporation, herein referred to as TRUSTEE, witnesseth: THAT, WHEREAS the Mortgagors are justly indebted to the legal holders of the Instalment Note hereinafter described, and the legal holder in the principal country.	
said legal holder being herein referred to as Holder of the Note, in the principal sum of	
Thenry Seven Thousand Eight Hundred Twenty Nine and no/1004444444444444444445 Dollars, evidenced by one certain instalment Note of the Mortgagors of even date herewith, made payable to the Holder and delivered, which said Note provides for a monthly instalments of principal and interest, with the balance of indebtedness, if not sooner paid, due and payable on 6/17/94 ; or an initial balance stated above and a credit limit of \$ under a Revolving Line of Credit Agreement.	
NOW, THEREFORE, the Mortgagors to secure the payment of the said principal sum of money and said interest in accordance with the terms, rick is and limitations of this frust dead, and the performance of the coverants and agreements herein contained, by the Mortga, as to be performed, and also in consideration of the sum of One Dollar in hand paid, the receipt whereoff is hereby acknowledged, do by these presents CONVEY and WAR PART unto the triustee, its successors and assigns, the following described Real Estate and all of their estate, right, title and interest therein, situally and performed in City of Chicago, country of Cook. AND ST/16 O ILLINOIS, to wit:	
Lot elever (1) in Block three (3) in Boldenweck's Addition to Jackson Park, a subdivision of the South West quarter of the North West quarter of the North East quarter and the West half of the North West quarter of the South west quarter of the North East uniter of Section thirty six (36), Township thirty eight (38) North, Range fourteen (1) East of the Third Principal Peridian, in Cook County, Illinois.	
Also commonly known as 3500 S. Chappel Chicago, IL	
Permanent Parcel Number 20-16-215-027	
JUH-12-85 30882 • 85057415 • A — Rec	11.00
11: 33	<u> </u>
which, with the property hereinalter described, is referred to herein as the "premises." TOGETHER with all improvements, innements, easements, fistures, and appurteanness the elo-elonging, and all zents, issues and profits thereof tor so long and during all such times as Mortgagors may be entitled thereto (which are pledged pillowing and on a party with said real estate and not secondarily) and all apparatus, equipment or articles now or hereafter therein or thereon used to supply heat a conditioning, water, light, power, refrigeration (whether single units or centrally controlled), and ventitation, including (without restricting the oregon g), streens, window shades, storm doors and windows, floor coverings, awnings, stores and water healers. All of the foregoing are dectar of to be a natio of said real estate whether physically attached thereto or not, and it is agreed that all similar apparatus, equipment or articles hereaften into or a the premises by the mortgagors or their successors or assigned shall be considered as constituting part of the real estate.	
TO HAVE AND TO HOLD the premises write the said Trustee, its successors and assigns, follower, for the pure 35.5. and upon the uses and trusts herein set forth, free from all rights and benefits under and by three of the Homestead Exemption Laws of the Stat. THE STATES which said rights and benefits the Mortgagors do hereby expressly release and waive.	χ. Σ.
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 touring on the mortgagors, their heirs, successors and assigns.	850574
WITNESS the hand and seal of Mortgagors the day and year first above written. Lieutenant R. Booker (SEAL) Olivis K. Booker (SEAL)	11:
Lieutenant R. Booker Olivia K. Booker	O.
[SEAU] [SEAU] This Trust Deed was prepared by J. J. Sommers 7667 W. 95th St., Suite 100, Hickory Hills, IL. 60	94 777
STATE OF ILLINOIS, I. Dolly G. Jenkins	Cv
County of Cook SS. a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT	-
Lieutenant R. Booker and Olivia K. Booker who _are_ personally known to me to be the same person s whose name s _are	
subscribed to the foregoing instrument, appeared before me this day in person and auknowledged that their free	
and voluntary act, for the uses and purposes therein set forth. Given under my hand and Notarial Seal this	
Rally & Continuous Ballion	-
Notarial Seel Page 1 Page 1	00 E
ORIGINAL	
	Berger

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

1. Mortgagors shall (a) promotily repair, restore or rebuild any tuildings or improvements now or hereafter on the premises which may become damagned to be destroyed, to keep suit premises in good condition and repair, without waste, and free from mechanic's or other fiens or claims for lien in Leschools, buildings or the lien hereof; (c) pay when due any indebtedness which may be secured by a lien or charge on the premises superior to be when hereof, and upon request enhort satisfactory evidence of the dusthange for such profile for to trustee of to holders of the note, (d) complete within a restandor time any building or buildings now or ut any time in process of erection upon said premises, ret comply with all requirements of law or municipal individual time any building or buildings now or ut any time in process of erection upon said premises, ret comply with all requirements of law or municipal individual pay the report to the primises and the use thereof; (if) make no material alterious in said premises except as required by taw or municipal individual pay before any penalty attaches all general taxes, and shall, upon written request, furnish to Trustee or to holders of the note excepts therefor. To prevent reliability the premises when due, and shall, upon written request, furnish to Trustee or to holders of the note duplicate receipts therefor. To prevent reliability to expect the profile duplicate receipts therefor. To prevent reliability to expect the contest.

3. Mortgagors shall keep all buildings and improvements now or hereafter situated on said premises insured against loss or damage by fire, lightning or windstorm land flood damage, where the tinder is required by law to have its loan so insured, under policles providing for payment by the incompanies satisfactory to the soft or of the note, under insurance companies of moneys survived in the receipt of the hereoff of the hereoff of the holders of the note, such rights to be attached to each policy, and shall deliver any policies, including in t

prior to the respective dates of explial up.

4. In case of default therein, Trusiee or the holders of the note may, but need not, make any payment or perform any act hereinbefore required of Mortgagors in any form and manner or time I expedient, and may, but need not, make full or partial payments of principal or interest on prior encumbrances, if any, and purchase, discharge, and may, but need not, make full or partial payments of principal or interest on prior encounterances, if any, and purchase, discharge or settle any tax fight or other prior tien or title or claim thereof, or referent rom any tax sate or forteiture affecting said premises or contex any a or assessment. All impreys paid for any of purposes herein authorized and all expenses paid or incurred in connection therewith, including all it is less, and any other moneys advanced by Trustee or the holders of the note to protect the mortgaged premises and the less hereof, plus reason, but is compensation to Trustee for each matter concerning which action herein authorized may be always the promote insulately due and payable without notice and with interest therein at a rate equivalent to the post maturity rate set forth therein, inaction of Trustee or holders of the note shall never he upside disasticing to them on account of any default hereunder on the part of Mortgagors.

part of Merigagors.

5. The Trustee or the holders of the note hereby secured making any payment hereby authorized relating to taxes or assessments, may do so according to any bill, statement or estimate produced from the appropriate public office without inquiry into the accuracy of such bill, statement or estimate or into the validity of any tax, assessment, sale, torfeiture. *ax is nor title or claim thereof.

6. Mortagoors shall pay each titem of indettedness herein mentil ned to pulnicipal and interest, when due according to the terms hereof. At the option of the holders of the note, and without notice to Mortagoors, all upper Indebtedness secured by this Trust Deed chall, not withstanding anything in the note or in this Trust Deed to the contrary, become due and payable (a) immediately in the case of default in making payment of any instalment of puncipal or interest on the oute, or (b) when default shall occur and continue for the edgs in the performance of any other agreement of the Mortagoors herein contained.

principal of interest on the cote, or (b) when default shall occur and continu for the edays in the performance of any other agreement of the Mortgagors herein continued.

7. When the indebtedness hereby secured shall become due whether by act resistion or otherwise, holders of the note or Trustee shall issue the right to forectise the line hereof. In any suit to forectiose the line hereof. There shall be affected and and included as additional indebtedness in the decree for sair all expenditures and expenses which may be paid or incurred by or on behalf of Trustice of holders of the note for altoneys fees. Trustee's fees, oppraiser's fees, cultileys for documentary and expert evidence, stendoraphers' charges, pricises on costs and costs (which may be estimated as to term to be expended after entry of the detice) of procuring all such abstracts of title, titles, and similar data and expenses with respect to title as Trustee or holders; of the or any deem to be reasonably necessary either to proceeding such such such such or to evidence to hidders at any sale which may be had pursuant to such decive the true condition of the title to of the value of the premises. All expenditures and expenses of the nature in this paragraph mentioned shall become as much an "onal Indebtedness accured hereby and immediately due and parable, with interest thereon at a rate equivalent to the post maturity are set for it. In the note securing this trust deed, if any, other was plantify or proceedings, to which either as them shall be a party, either as plantifit diamant in referenting preason of this trust deed or envindebtonness hereby secured; or (b) preparations for the defense of any threatened soll or preason of this trust deed or envindebtonness hereby secured; or (b) preparations for the defense of any threatened soll or proceeding, including and occasions hereby secured; or (b) preparations for the defense of any threatened soll or proceeding, one and soll or proceeding, including all such items as are mentioned in the prece

Suppose that, a principal and the restrictions of the deciration of the control o

Trustee or the holders of the note shall have the right to inspect the premises at all reasonable times and access thereto shall be permitted for

12. Trustee has no duly to examine the title, location, existence or condition of the premises, or to Inquire into the validity of the signatures or the identity, capacity, or authority of the signatories on the note or trust doed, nor shall Trustee be colligated to record this trust deed or to exercise any power herein given unless expressly obligated by the terms hereof, nor be liable for any acts or onlineing hereunder, except in case of its own gross negligence or misconduct or that of the agents or emptoyees of Trustee, and it may require indemnities satisfactory to it before exercising any power

power necess green unless expressed on the agents or emptayees of Trustee, and it may require indemnities satisfactory to it before exercising any power herein given.

13. Trustee shall release this trust deed and the iion thereof by proper instrument upon presentation of satisfactory evidence that all indebtedness secured by this frust deed has been fully paid, and Trustee may execute and celliver a release hereof to and at the request of any parson who shall, either futior or after maturity thereof, produce and exhibit 10 Trustee the note, representing that indebtedness hereby secured has been paid, which represents the request of a successor trustee, such successor frustee may accept as the genuine note herein described any note which bears an identification number purporting to be placed herein by a prior trustee may accept as the genuine note herein described herein described herein of the note and which purports to be executed by the persons herein described herein, it may accept as the genuine note herein described any note which may be represented and which conforms in substance with the described herein, it may accept as the genuine note herein described any note which may be represented and which conforms in substance with the described herein, it may accept as the genuine note herein described any note which may be presented and which conforms in substance with the described herein, it may accept as the genuine note herein described any note which may be presented and which conforms in substance with the described herein, it may accept as the genuine note herein described any note which may be presented and which conforms in substance with the described herein, it may accept as the genuine note herein described any note which may be presented and which conforms in substance with the described herein, it may accept as the genuine note herein described any note which may be represented and the note of the note and the request of the note and the representation and the request of the note of the control

of this trust deed. The provisions of the "Trust And Trustees Act" of the State of	Illinois sha	It be applicable to this trust deed.
FOR THE PROTECTION OF BOTH THE BORROWER AND LENDER THE INSTALMENT NOTE SECURED BY THIS TRUST DEED SHOULD BE IDENTIFIED BY TRUSTED BY TRUST DEED SECURED BY TRUST DEED BEFORE THE TRUST DEED BEFORE THE TRUST DEED BEFORE THE	BY	ion No
MAIL TO: 7667 W. 95 5 5/		FOR RECORDER'S INDEX PURPOSES INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE
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