## 85 099 17 To sect at Bry of whit Line of their the sect at Bry of the Line of the sect at Bry of the sect at the frequent begin for department in 11 to 15 to 100 12 to

botween

servidune: 3 wise or THIS INDENTURE, made

William R. Renick & Judith Renick, his wife of 2557 W. 115th Pl., Chicago, IL 60655 and Matteson Bick the Property of the prop

Concurrently herewith Granter has executed a Line of Credit Agreement to open a line of credit with Matteson-Richton Bank and has executed a Promissory Note made payable. 

to MATTESON-RICHTON BANK in the principal amount of \$19,000.00

loan under the Line of Credit Adresment which shall bear interest on the unpaid principal balance from time to time at a per annum rate to beceivafter doors. loan under the tine of Cread Agreement which shall bear interest on the unpaid princips balance from time is time at a per princip to the course interest of the state of the

The "Index Rate" of interest as a variable rate of Interest and is defined in the Note as the announced prime rate of interest of Harris Trust and Savings Bank as determined on the first day of each month during the term hereof, in the svent Hartis Trust and Savings Bank discontinues announcing or establishing a prime rate of Interest the thick Rate shall, thereafter be the Bank Prime Loan Rute on the first day of each month during the term hereof as set from in Federal Reserve stansical release H.15 published by the Federal Reserve Board.

Lot 7 in Block 14 in Harold J. McElhinny's First Addition to Southtown A Subdivision in the Southeast 1/4 of Section 24, Township 37 North, Range 13 East of the Third Principal Meridian in Cook County, Illinois. The second of the second of

independent.

Property Commonly Known As 2557 W. 115th Pl., Chicago, Illinois 60655

hereby releasing and waiving ... ryn's under and by virtue of any homesteed exemption taws, together with all improvements, tenements, easements, indues and appurtenances thereto belonging, and all rents ... sur is and profits thereof and all apparatus, equipment or articles now or hereafter focated on the real estate and used to supply feed, that, air conditioning, water, light, power, retrigerer ... indivertibility and vehicularly all of which property is presented to as the "Premise" of the purposes and upon the uses and trust set forth in this Trust Deod.

- 1 The Granter agrees to: (1) promptly ripar, restored repute any fulfidings or improvements now or hereafter on the Premises which may become damaged or build any fulfidings or improvements now or hereafter on the Premises which may become damaged or build any level and free trois mechanic's or other liens or casins for tien not expressly subordinated to the tien hereof; (3) pay when due any indebtedness which may be secured by a tien or charge on the Premises superior to the lien hereof; (4) comply with all requirements of law or municipal ordinance; (5) pay before any penalty attaches all general taxes, and pay special taxes, recall assessments, water charges, sewer service charges, and other charges against the Premises when due, and upon written recurst, to turnish to Trustee or to holders of the lote dufficate receipts therefor; (7) pay in full under protest in the manner provided by statute, any tax or assessment which under your desire to comest, and (8) keep all buildings and mp overneets more or hardester situated on earlier premises insured against loss or damage by fine, or other casualty and protectes at either the full replacement cost in an amount it sufficient to pay in full all indebtedness secured hereby and all prior liens all in companies satisfactory to the holder of the Note, under insurance policies payable, in case of loss or damage, to a mortgage which has a prior lien, if any and then to Trustee for the benefit of the holder of the Note, under insurance by the standard mortgage clause to or i taxable to each policy.
- such rights to be evidenced by the standard mortgage clause to on that have to each policy.

  2. At the option of the holder of the Note and without further nour z.t. Grantor, all unpaid Indebtedness secured by this Trust Deed shall, notwithstanding anything in the Note on this Trust Deed to the contrary, become due and payable (i) the tith dive on which any payment of principal of interest is due and is unpaid or (ii) if any other default occurs in the performance or observance of any term, agroement or condition coming in the Note, in this Trust Deed, in the Line of Credit Agreement or this Trust Deed, whether maker, endorser, guarantor, surety or accommodation party; or (n) if any party kibble or die Note, whether as maker, endorser, guarantor, surety or accommodation party; or (n) if any party kibble or die Note, whether as maker, endorser, guarantor, surety or accommodation party shall make an assignment for the benefit of creditors, or if a receiver of any such party; by pror, my stall be appointed, or if a petition in bankruptcy or other similar proceeding under any law for relect or deptors shall be filed by or against any such party such party in fails or incorrect in a material respect.

  3. The Trustee or the holder of the Note may, but need not, make any payment or part, in any act to be paid or performed by Grantor and may, but need not, make full or partial payments of principal or interest on prior encumbrances; if any, and purchase, discharge in any act to be paid or performed by Grantor and may, but need not, make full or partial payments of principal or interest on prior encumbrances; if any, and purchase, discharge in any act to be paid or performed by Grantor and may, but need not, make full or partial payments of principal or interest on prior encumbrances; if any, and purchase, discharge in any act to be paid or performed by Grantor and may, but need not, make full or partial payments of principal or interest on prior encumbrances; if any, and purchase, discharge in any act to be paid or per
  - A. When the indobtedness herely secured shall become due whether by acceleration or otherwise, the hole of Thustee shall have the right to forecode the lien bereof. In any suit to forecode the lien hereof, the any suit to forecode the lien hereof. The hole of the lien hereof. In any suit to forecode the lien hereof, there shall be allowed and included as additional indebtedness in the come for sall all expenditures and expenses which may be publication or notice of the hole for reasonable attorneys feet. Trustee's feet, appraiser's feet, authors to the come for all such abstracts of title, title searches and examinations, guarantee policien, Torrens certificates, and similar data and essential establishment of the suit of the evidence to bidders at any sale which may be had pursuant to such decree the true condition of the life to or the value of the Premises. All expenditures, and expenses shall become additional indubtedness societed hereby and immediately due and payable, with interest thereo. If the time rate per runnum, when paid or incurred by Trustee or holder of the Note in connection with (a) any proceeding, including probate and bankruptcy proceedings, to which any of them had be a party, whither as plaintef, claimant or defendant by reason of this Trust Deed or any indebtedness hereby secured; or (b) preparations [A] the commencament of any suit or the defense of any threatened suit or proceeding which might allect the Premises of the security threat, whether or not actually commenced; or (c) following litteen (15) day wintern notice by Trustee to Grantor, premise, in the defense of any threatened suit or proceedings including all such tiens as are mentioned and applied in the following order of promy: First, on soon of all costs and expenses incident to the foreclosure proceedings, including all such tiens as are mentioned in the precision paragraph hereof; second, all other items which unit in the long or other times which unit in the foreclosure proceedings, including all such tiens as are mention

  - indeptoriness additional to that evidenced by the Note, with interest purpose as herein-provided; third, all principal and interest furnating uses. Such appointment may be made other before or after sale, without notice, without regard to the solvency or insolvency at the time of application for such receiver of said Premises. Such appointment may be made other before or after sale, without notice, without regard to the solvency or insolvency at the time of application for such receiver, of the persons, if any, lable for the persons of the indebtedness secured hereby, and without regard to the here value of the Premises or whether the same shell be then occupied as a homestead or not and the Trustees hereunder may be appointed as a such receiver. Such receiver, shall have power to collect the rents, issues and profits of said Premises during the pendency of such Recolosure such and, in case of a sale and a deficiency, during the full statutory period of redemption, whether there be redemption or not, as well as during any surface time when Grantor, as successions or assigns, except for the intervention of such receiver, would be entitled to collect such rents, issues and profits and all other powers which may be necessary of are usual in such cases for the protection, possession, control, management and operation of the Premises during the whole of said period. The Court from time to time may authorize the receiver to the protection possession, control, management and operation of the Premises during the whole of said period. The Court from time to time may authorize the receiver to the protection, possession, control, management and operation of the Premises during the whole of said period. The Court from time to time may authorize the receiver to the protection, possession, control, management and operation of such decree, provided such application is made prior to foreclosing his Trust Deed, or any tax, special assessment or other lien which may be or become superior to the high hereof or all such decree, pr by in case of a sale and periciency.
  - 7. The Thist Deed is given to secure all of Grantor's obligations under both the hereiotors described Note and also Line of Credit Agreement executed by Grantor contemporaneously herewith. All the terms of said Note and Line of Credit Agreement are hereby incorporated by reference hereinings.
  - 8 The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or claim taking of the Premises, or part thereof, or for conveyance in less of concemnation, are hereby assigned and shall be paid to Trustee or the Polder of the Note, subject to the terms of any nortigage, deed or trust or other security agreement.

    with a Len which has priority over this Trust Deed, Grantos agrees to execute such further documents as may be required by the condemnation authority to effect until the same offert as provided in this Trust Deed for disposition or settlement of proceeds of hazard insurance. No settlement for condemnation damages shall be made without Trustee's and the holder's of the Note consequently to same. Note consenting to same.
  - 9 Extension of the time for payment, acceptance by Trustee or the Holder of the Note of payments other than according to the terms of the Note, modification in payment terms of the sums secured by this Trust Deed granted by Trustee to Any successor in interest, or any guarantor or surety thereof. Trustee or the Holder of the Note shall not be deemed, by any act of omission or commission, to have waived any of its rights or femidies hereunder unless such waiver is in writing and signed by said party. Any such waiver as natl apply only to the extent specifically set forth in the writing. A waiver as to even shall not be construed as continuing or as a waiver as to any other event. The procurement of insurance or the payment of taxes, other liens or charges by Trustee or Holder of the Note shall not be a waiver of Trustee's right as otherwise provided in this Trust Deed or accelerate the majority of the indebtedness secured by this Trust Deed in the event of Cirantor's default under this Trust Deed.
  - 30. The covenants and agreements herein contained shall bind, and the rights hereuder shall inute to, the respective successors, heirs, legates, devises and assigns of Trustee and Grantor. All covenants and agreements of Grantor who co-signs this trust Deed, but does not execute the Note, (a) is co-signing this frust Deed only to encumber that Grantor's interest in the Premises under the lien and terms of this Trust Deed.

hav A. Bethke, Matteson Richton Bank, At. 30 w Mustaor Av., Matteson, II.

UNOFFICIAL COP'

and to release homestead rights, If any, (b) is not personally liable on the Note or under this Trust Deed, and (c) agrees that Trustee and Holder of the Note and any other Granton hereunder may agree Gextend, modify, forbear, or make any other accommodations with regard to the terms of this Trust Deed or the Note, without that Grantor's consent and without releasing that Grantor a modifying this Trust Deed as to that Grantor's Interest in the Promises.

- 11. Trustee has no duty to examine the title, location, 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 hereof, nor be liable for any acts or omissions hereunder, except in case of its own gross negligence or misconduct or that of the algents or employees of Trustee, and it may require indemnities satisfactory to it before exercising any power herein given.

  12. Trustee shall release this Trust Deed and the lien 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 deliver a release hereof to and at the request of any person who shall, either before or after maturity thereof, produce and exhibit to Trustee the Note representing that all indebtedness hereby secured has been paid, which representation Trustee may accept as true without inquiry.
- - 13. 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 that purpose
- \$4. Trustee may resign by instrument in writing filed in the Office of the Recorder or Registrar of Titles in which this instrument shall have been recorded or bled, in case of the resignation, inability or refusal to act of Trustee; the then Recorder of Deeds of the county in which the Premises are situated shall be Sucressor in Trust. Any Successor in Trust hereunder shall have the identical title, powers and authority as are herein given Trustee, and any Trustee or successor shall be entitled to reasonable compensation for all acts performed hereunder. The Successor shall be entitled to reasonable compensation for all acts performed hereunder.
- 15. The Note secured hereby is not estimable and is immediately due and payable in full upon transfer of pile or any interest in the premises given as security for the Note referenced above, or transfer or assignment of the Beneficial Interest of the Land Trust executing this Trust Deed. In addition, if the premises is sold under Articles of Agreement for Deed by the present tritle holder or any beneficiary of a title holding Trust, all sums true and owing hereunder shall become immediately due and payable in the premise is sold under the premise of the p
- 16. Any provision of this Trust Deed which is unenforceable or is invalid or contrary to the law of Illunois or the inclusion of which would affect the validity, legality or enforcement of this Trust Deed, shall be of no effect, and in such case all the remaining terms and provisions of this Trust Deed shall subsist and be fully effective the same as though no such invalid portion had ever been included herein.

invalid portion had ever been included herein.

17. If this Trust Deed is executed by a Trust, and the exercise of the power and authority conferred upon and vested in it as such trustee, and it is expressly understond and agreed by Trustee and the Holder of the Note herein and by every person now or hereafter claiming any right on security hereunder that nothing contained herein or in the Note

the service of the street addition to South countries and Association the personally to pay said Note or any interest in a may accrue the end of said Note or any interest inat may accrue the end. Any indebtedness accruing hereunder or to perform any coverants either express or implied herein contained, all such liability, if any, being expressly waived, and that any recovery on this Trust Deed and the Note secured hereby shall be solely against and out of the Premises hereby conveyed by enforcement of the provisions hereof and of said Note, but this waiver shall in no way affect the personal liability of any co-maker, co-signer, endorser or guarantor, of said Note.

Individuals mar in a strain francisch fisher The strain of the state of the strain The strain of t will some of the same VIII (14) Judith William R. Renick June 3. 1985 romen (4), political political Magnetic political political er lektorde deleggene kert, de t ্রার বিভাগ বিভাগ স্থা প্রতিষ্ঠানিক নির্বাচনকর করিছিল। বিভাগ স্থা প্রতিষ্ঠানিক স্থানিক Individual Grantor g influence information for the second of th cersonally but as Trustee aforesaid ्राध्ये के विश्व के किस किस के कि जो ने का किस के किस जो ने किस के The second secon By: ्रोति क्षेत्र के विकास के प्रश्न के कार्य के में स्थाप के स्वरूप हैं है कि कार्य के स्थाप कर अपना के दिए से प् किस के स्थाप कार्य कर कार्य के स्वरूप के स्थाप क COCK COUNTY, ILLINOIS FILED FOR RECORD 85099876 1985`JUL 12 PH 1: 59 " STATE OF ILLINOIS ss. COUNTY OF William R. Renick & Judith Henick, his wife I, the undersigned, a Notary Public in and for each County, in the State eloresaid, DO HEREBY CERTIFY that "Judith Renick, his wife personally known to me to be the same person whose name(s) is subscribed to the foregoing instrument, appeared before me this day in price, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the relear a and walver of the right of homestead. GIVEN under my hand and official seal, this 2000 June W. Man Bethere My Commission Expres: And the second s 26 STATE OF ELINOIS COUNTY OF 1, the undersigned; a trickery Public in and for the County and State atcressic, DO HEREBY CERTIFY that: President of and . Secretary of said corporation, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such President and Secretary, respectively, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their own free and voluntary acts, and as the free and voluntary act of said corporation, as Trustee, for the uses and purposes therein set forth; and the said corporation to said instrument as his own free and voluntary act, and as the free and voluntary act of said corporation, as Trustee, for the uses and purposes therein set torth. day of GIVEN under my hand and official seal, this \_ . 198 \_ restablished block Notary Public 4 - - - <u>-</u> 4 My Commission Expires: ELLANA FINANCIAL INC 012 500 0000 This instrument prepared by and please mail to:

Kay A. Bethke, Matteson Richton Bank, Rt. 30 & Kostner Av., Matteson,