

TRUST DEED **UNOFFICIAL COPY**

3 6 5 0 5 2 9 6

86505296

THE GREAT SEAL OF THE COUNTY OF COOK

THIS INDENTURE, made October 23 1986 between ANTHONY J. JAMROCK AND HILDA JAMROCK, his wife in JOINT TENANCY herein referred to as "Grantors" and W. W. Sullivan of Oak Brook, Illinois,

herein referred to as "Trustee", witnesseth  
THAT, WHEREAS the Grantors have promised to pay to Associates Finance, Inc. herein referred to as "Beneficiary", the legal holder of the Loan Agreement hereinafter described, the principal amount of Fifteen Thousand Three Hundred Sixty Five Dollars and thirty three cents Dollars (\$ 15365.33 ) together with interest as provided in the Loan Agreement

The Grantors promise to pay the said sum in the said Loan Agreement of even date herewith, made payable to the Beneficiary, and delivered in            consecutive monthly installments:            at \$            followed by            at \$            followed by            at \$            with the first installment beginning on            1986 and the remaining installments continuing on the same day of each month thereafter until fully paid. All of said payments being made payable at            Illinois, or at such place as the Beneficiary or other holder may, from time to time, in writing appoint

NOW, THEREFORE, the Grantors to secure the payment of the said debt, together with the terms, conditions and limitations of this Trust Deed, and the performance of the covenants and agreements herein contained, by the Grantors to be performed, and also in consideration of the sum of            Dollars in hand paid the Trustee, who said sum is hereby acknowledged to be these persons' (GRANTS) and WARRANT unto the Trustee, his successors and assigns, the following described Real Estate and all of their estate, title and interest therein, situate, lying and being in the City of Burnham COUNTY OF Cook AND STATE OF ILLINOIS

Lot 30 in Block 4 in G. Frank Croissant Riverside Drive Addition in Section 1, Township 36 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Property Address: 14137 Hoxie  
Burnham, IL 60633 Tax ID# 29-01-217-010-0000

which with the property hereinafter described is referred to hereinafter as the premises  
TOGETHER with easements and fixtures now attached thereto with easements, rights, privileges, interests, title and claims  
TO HAVE AND TO HOLD to the Trustee, his successors and assigns forever, for the purposes and uses hereinafter set forth, the first all rights and benefits under and by virtue of the Homestead Exemption Laws of the State of Illinois, which said rights and benefits the Grantors do hereby expressly release and waive

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 binding on the Grantors, their heirs, successors and assigns.  
WITNESS the hands) and seals) of Grantors the day and year first above written.

Anthony J. Jamrock (SEAL)  
Hilda Jamrock (SEAL)  
Anthony J. Jamrock  
Hilda Jamrock

Robert Madryk

STATE OF ILLINOIS  
County of Cook

DO HEREBY CERTIFY THAT  
ANTHONY J. JAMROCK AND HILDA JAMROCK, his wife in Joint Tenancy

are personally known to me to be the same person            whose name            subscribed to the foregoing instrument, appeared before me this 23rd day of October 1986 and acknowledged that            they signed and delivered the said instrument as            their            free and voluntary act, for the uses and purposes therein set forth

Witness my hand and Great Seal this 23rd day of October 1986  
Robert Madryk  
My Commission expires 8/7/89

This instrument was prepared by  
Brenda L. Lane 2020 E. 159th Street Calumet City, IL 60409  
Name Address

86505296

UNOFFICIAL COPY

- Grantors shall promptly repair, replace or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or be destroyed. It shall be the duty of the Grantors to keep said premises in good condition and repair, without cost, and free from mechanics or other liens or claims for lien not expressly subordinated to the lien hereof. It shall be the duty of the Grantors to pay when due any indebtedness which may be secured by a lien or charge on the premises superior to the lien hereof, and upon request exhibit satisfactory evidence of the discharge of such prior lien to Trustee or to Beneficiary. It shall be the duty of the Grantors to complete within a reasonable time any building or buildings now or at any time in process of erection upon said premises. It shall be the duty of the Grantors to comply with all requirements of law or municipal ordinances with respect to the premises and the use thereof. It shall be the duty of the Grantors to make no material alterations in said premises except as required by law or municipal ordinance.
- Grantors shall pay before any penalty attaches all general taxes and shall pay special taxes, special assessments, water charges, sewer service charges, and other charges against the premises when due, and shall, upon written request, furnish to Trustee or to Beneficiary duplicate receipts in proof. To prevent default hereunder Grantors shall pay in full under protest, in the manner provided by statute any tax or assessment which Grantor may desire to contest.
- Grantors shall keep all buildings and improvements now or hereafter located on said premises insured against loss or damage by fire, lightning or by insect, under policies providing for payment by the insurance companies of moneys sufficient to repair, pay the cost of repairing or replacing the same or to pay in full the indebtedness secured hereby. All insurances satisfactory to the Beneficiary, under insurance policies payable, in case of loss or damage, to Trustee for 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 policies, including additional and renewal policies, to Beneficiary, and in case of insurance about to expire, shall deliver renewal policies not less than ten days prior to the respective dates of expiration.
- In case of default hereon, Trustee or Beneficiary may, but need not, make any payment or perform any act herebefore required of Grantors in any form and manner deemed expedient, and may, but need not, make full or partial payments of principal or interest on prior encumbrances, if any, and purchase, discharge, compromise or settle any tax lien or other prior lien or title or claim thereon, or redeem from any tax sale or foreclosure affecting said premises, or contest any tax or lien or other prior lien or title or claim thereon, or redeem from any tax sale or foreclosure affecting said premises or contest any tax or assessment. All moneys paid for any of the purposes here authorized and all expenses paid or incurred in connection therewith, including attorney's fees, and any other moneys advanced by Trustee or Beneficiary to protect the mortgaged premises and the lien hereof, shall be so much additional indebtedness secured hereby and shall become immediately due and payable without notice and with interest thereon at the annual percentage rate stated in the Loan Agreement this Trust Deed secures. Trustee or Beneficiary shall never be considered as a waiver of any right accruing to them on account of any default hereunder on the part of Grantors.
- The Trustee or Beneficiary hereby secured making any payment herein authorized relating to taxes or assessments may do so according to any bill, statement or estimate procured 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, foreclosure, tax lien or title claim thereon.
- Grantors shall pay each item of indebtedness herein mentioned, both principal and interest, when due according to the terms hereof. At the option of Beneficiary, and without notice to Grantors, all unpaid indebtedness secured by this Trust Deed shall, notwithstanding anything in the Loan Agreement 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 Loan Agreement or (b) when default shall occur and continue for three days in the performance of any other agreement of the Grantors herein contained, or (c) immediately if all or part of the premises are sold or transferred by the Grantors without Beneficiary's prior written consent.
- When the indebtedness herein 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 allowed and included as additional indebtedness in the decree the sale all expenditures and expenses which may be paid or incurred by or on behalf of Trustee or Beneficiary for attorney's fees, Trustee's fees, appraisal fees, outlays for documents and expert evidence, stenographers charges, publication costs and costs which may be estimated as to items to be expended after entry of the decree of producing all such abstracts of title, 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 reasonable and necessary for the protection of such suit or to evidence to bidders at any sale which may be had pursuant to such decree the true condition of the title as the value of the premises. All expenditures and expenses of the nature in this paragraph mentioned shall become so much additional indebtedness secured hereby and immediately due and payable, with interest thereon at the annual percentage rate stated in the Loan Agreement, this Trust Deed secures, when paid or incurred by Trustee or Beneficiary in connection with, a) any proceeding, including probate and bankruptcy proceedings, in which either of them shall be a party, either as plaintiff, claimant or defendant, by reason of this trust deed or any indebtedness herein secured, or (b) preparations for the commencement of any suit for the foreclosure hereof after accrual of such right to foreclose whether or not actually commenced, or (c) preparations for the defense of any threatened suit or proceeding which might affect the premises or the security hereof, whether or not actually commenced.
- The proceeds of any forced sale of the premises shall be distributed and applied in the following order of priority: First, on account of all costs and expenses incident to the foreclosure proceedings, including all such items as are mentioned in the preceding paragraph hereof, second, all other items which, under the terms hereof constitute secured indebtedness additional to that evidenced by the Loan Agreement, with interest thereon as herein provided, third, all principal and interest remaining unpaid on the note, fourth, any surplus to Grantors, their heirs, legal representatives or assigns, as their rights may appear.
- Upon, or at any time after the filing 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 or after sale, without notice, without regard to the solvency or insolvency of Grantors, at the time of application for such receiver and without regard to the true value of the premises or whether the same shall be then occupied as a homestead or not and the Trustee hereunder may be appointed as such receiver. Such receiver shall have the power to collect the rents, 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 statutory period of redemption, whether there be redemption or not, as well as during any further times when Grantors, 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 or 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 apply the net income in his hands in payment in whole or in part of (1) The indebtedness secured hereby, or (2) by any decree foreclosing this Trust Deed, or (3) a special assessment or other lien which may be or become superior to the lien hereof or of such decree, provided such application is made prior to foreclosure sale. (2) the deficiency in case of a sale and deficiency.
- The Trustee or Beneficiary has the option to demand that the balance due on the loan secured by this trust deed be paid in full on the third anniversary of the loan date of the loan, and annually on each subsequent anniversary date. If the option is exercised, Grantors shall be given written notice of the election at least 90 days before payment in full is due. If payment is not made when due, Trustee or Beneficiary has the right to exercise any remedies permitted under this trust deed.
- No action for the enforcement of the lien or of any provision hereof shall be subject to an affirmative defense which would not be good and available to the party interposing same in an action at law upon the note hereby secured.
- Trustee or Beneficiary shall have the right to inspect the premises at all reasonable times and access thereto shall be permitted for that purpose.
- Trustee has no duty to examine the title, location, existence, or condition of the premises, nor shall any 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 gross negligence or misconduct and Trustee may require indemnities satisfactory to Trustee before exercising any power herein given.
- Upon presentation of satisfactory 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 lien thereon, by proper instrument.
- In case of the resignation, inability or refusal to act of Trustee, 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 Trustee.
- 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 herein shall include all 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 Loan Agreement or this Trust Deed. The term Beneficiary as used herein shall mean and include any successor or assign of Beneficiary.

86505296

**ASSOCIATES FINANCE INC.**  
 2020 E. 159th ST.  
 P.O. BOX 1459  
 CALUMET CITY, IL 60409



NAME  
 STREET  
 CITY

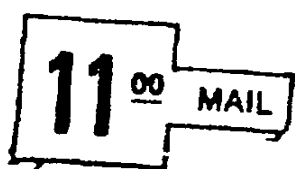
INSTRUCTIONS

OR

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

FOR RECORDERS INDEX PURPOSES  
 INSERT STREET ADDRESS OF ABOVE  
 DESCRIBED PROPERTY HERE

DEPT-31 RECORDING 411.85  
 T#4449 TRAM 0503 10/29/06 10:10:00  
 #0249 # D \* -23 6 -06 5296  
 COOK COUNTY REINDER



86 505296