

10 The covenants and agreements herein contained shall bind... The Trust Deed is given to secure all of Grantor's obligations under both the heretofore dated Note and also the Credit Agreement secured by Grantor contemporaneously...

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6 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... The proceeds of any foreclosure sale of the Premises shall be distributed and applied in the following order of priority...

4 Where the indebtedness hereby secured by this Trust Deed shall become due whether by acceleration or otherwise, the holder of the Note or Trustee shall have the right to foreclose the lien hereon... The Trustee or the holder of the Note may, but need not, make any payment or perform any act to protect the Premises or interest in the Premises...

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2 At the option of the holder of the Note and without further notice to Grantor, all unpaid indebtedness secured by this Trust Deed shall, notwithstanding anything in the Note... The Grantor agrees to: (1) promptly repair, restore or rebuild any building or improvement now or hereafter on the Premises which may become damaged or be destroyed...

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THIS INDENTURE, made October 18, 1989, between Thomas J Kwik & Lydia M Kwik of 9207 S Kean, Hickory Hills IL, (the "Grantor"), and BEVERLY BANK (the "Trustee"),

Concurrently herewith Grantor has executed a Line of Credit Agreement to open a line of credit with Beverly Bank and has executed a Promissory Note made payable to BEVERLY BANK in the principal amount of \$ 24,900.00

TRUST DEED

TO SECURE REVOLVING LINE OF CREDIT

October 18, 1989, between Thomas J Kwik & Lydia M Kwik of 9207 S Kean, Hickory Hills IL, (the "Grantor"), and BEVERLY BANK (the "Trustee"),

Concurrently herewith Grantor has executed a Line of Credit Agreement to open a line of credit with Beverly Bank and has executed a Promissory Note made payable to BEVERLY BANK in the principal amount of \$ 24,900.00

deducted at the time of any future advances. Payments of all accrued interest on the then outstanding principal balance of the Note, at _____ percent above the index rate as hereinafter defined, shall commence on the 21st day of NOVEMBER 1989 and continue on the 21st day of each month...

following described real estate of HICKORY HILLS, County of Cook and State of Illinois, to wit: Lot 216 in Forest Hills, a subdivision in the South West Quarter of the North East Quarter in the North Half of the South East Quarter of Section 3, Township 37 North, Range 12 East of the Third Principal Meridian.

TX IDENTIFICATION NUMBER 23-03-42-001 AKA: 9207 S Kean, Hickory Hills IL

69505796

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UNOFFICIAL COPY

FORM 3208-11b Recorder from ILLIANA FINANCIAL, INC. (312) 598 9000

JAMES P. MICHELLE
BEVERLY BANK
1357 West 103rd Street
Chicago, Illinois 60643
Box 90

This instrument was prepared by and please mail to:
(Name and Address)

My Commission Expires _____
Notary Public

GIVEN under my hand and official seal, this _____ day of _____, 1988
I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that
President of _____
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 Trustees, for the uses and purposes therein set forth; and the said
Secretary did also then and there acknowledge that he, as custodian of the corporate seal of said corporation, did affix the said corporate seal of said corporation to said instrument
as his own free and voluntary act, and as the free and voluntary act of said corporation, as Trustees, for the uses and purposes therein set forth

STATE OF ILLINOIS)
COUNTY OF) SS

My Commission Expires _____
Notary Public

OFFICIAL SEAL
NOTARY PUBLIC STATE OF ILLINOIS
POTENCIANO B. VARELLA
My Commission Expires 7/17/92

GIVEN under my hand and official seal, this 18 day of OCTOBER 1988
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that
Lydia M. Kwit
Thomas J. Kwit
personally known to me to be the same person whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, 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 release and waiver of the right of homestead.

STATE OF ILLINOIS)
COUNTY OF COOK) SS

ATTEST
BY _____
not personally but as Trustee aforesaid

TRUST
COOK COUNTY RECORDER
89-505796
42272 ÷ B * 89-505796
142222 TRAN 434 10/25/89 09:52:00
DEPT-01 RECORDING
\$12.00
10/18/89

Individual Grantor _____ Date _____
Individual Grantor _____ Date _____
Individual Grantor _____ Date _____
Individual Grantor _____ Date _____

IN WITNESS WHEREOF, I (Grantor) has/have executed this Trust Deed
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
any interest that may accrue thereon or any indebtedness accruing hereunder or to perform any covenants either express or implied herein contained, all such liability, if any, being
secured by this Trust Deed shall be constituted as creating any liability on
personally to pay said Note or
13. Trustee of the Note shall have the right to inspect the Premises at all reasonable times and access thereto shall be permitted for that purpose
14. Trustee may resign by instrument in writing filed in the Office of the Recorder or Registrar of Deeds of the County in which the Premises are situated and in case of the
resignation 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
15. The Note secured hereby is not assumable and is immediately due and payable in full upon transfer of title or any interest in the premises given as security for the Note
referred above, or transfer or assignment of the Beneficial Interest of the Land and Trust executing the Trust Deed. In addition, if the premises is sold under Articles of Agreement
for Deed by the present title holder or any beneficiary of a title holding Trust, all sums due and owing hereunder shall become immediately due and payable
16. Any provision of this Trust Deed which is unenforceable or is invalid or contrary to the law of Illinois 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 be fully effective the same as though no such
invalid portion had ever been included herein
17. If this Trust Deed is executed by a Trust,
executed by Trustee as aforesaid, in the exercise of the power and authority conferred upon and vested in it as such Trustee, and it is expressly understood and
agreed by Trustee and the Holder of the Note herein and by every person now or hereafter claiming any right or security hereunder that nothing contained herein or in the Note
secured by this Trust Deed shall be construed as creating any liability on
any interest that may accrue thereon or any indebtedness accruing hereunder or to perform any covenants either express or implied herein contained, all such liability, if any, being
personally to pay said Note or
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
IN WITNESS WHEREOF, I (Grantor) has/have executed this Trust Deed