

UNOFFICIAL COPY

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TRUST DEED

THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE, made MARCH 8 19 91, between PHILLIP J. RIZZO AND
KIMBERLY A. RIZZO, MARRIED TO EACH OTHER, herein referred to as "Grantors", and FORD CONSUMER FINANCE
COMPANY, INC., of IRVING, TEXAS

herein referred to as "Trustee"; witnesseth:
 THAT, WHEREAS the Grantors have promised to pay to ASSISTED FINANCE, INC., herein referred to as "Beneficiary", the
 legal holder of the Loan Agreement hereinafter described, the sum of ONE HUNDRED SEVENTY THOUSAND NINE
HUNDRED TWENTY AND 80/100 Dollars (\$ 170,920.80)

evidenced by one certain Loan Agreement of the Grantors of even date herewith, made payable to the Beneficiary, and deliv-
 ered, in and by which said Loan Agreement the Grantors promise to pay the said sum \$170,920.80 in
180 consecutive monthly installments: 180 at \$ 949.56, followed by 0 at
 \$ 0.00, followed by 0 at \$ 0.00, with the first installment beginning on
04-12 19 91
 (Month & Day)

and the remaining installments continuing on the same day of each month thereafter until fully paid. All of said payments
 being made payable at IRVING, TEXAS or at such place as the Beneficiary or other holder
 may, from time to time, in writing appoint.

The principal amount of the Loan Agreement is \$ 66,507.65. The Loan Agreement has a Last Payment
 Date of 03-12 2006.

NOTE: THEREFORE, the Grantors do warrant the payment of the said obligations in accordance with the terms, provisions 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 One Dollar in hand paid, the receipt whereof is hereby acknowledged, do in these presents (COPIES) and WARRANT with the Trustee, its successors and assigns, the following described Real Estate and all of its estate, right title and interest therein, situate, lying and being in the CITY OF CHICAGO COUNTY OF COOK AND STATE OF ILLINOIS to wit:

THE SOUTH 40 FEET OF LOT 4 IN BLOCK 11 IN GRANT'S SUBDIVISION OF THE EAST 70 ACRES OF THE
 NORTH 100 ACRES OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE
 THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN= 24-14-211-027
 COMMONLY KNOWN AS: 10446 S. SAWYER, CHICAGO, IL 60655

which, with the property hereinafter described, is referred to herein as the "premises"
WARRANT with improvements and fixtures now attached together with covenants, rights, privileges, interests, titles and profits
TO HAVE AND TO HOLD the premises unto the said Trustee, its successors and assigns forever for the purposes and covenants herein set forth, free from all rights and benefits under
 and the favor 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 hand(s) and seal(s) of Grantors the day and year first above written.

Phillip J. Rizzo (SEAL) 91109104 (SEAL)
Kimberly A. Rizzo (SEAL) (SEAL)

STATE OF ILLINOIS }
 County of COOK } THE UNDERSIGNED _____
 a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT
PHILLIP J. RIZZO AND KIMBERLY A. RIZZO, MARRIED TO EACH OTHER

OFFICIAL SEAL
 EDWARD M. COOK
 NOTARY PUBLIC, STATE OF ILLINOIS
 My Commission Expires July 25, 1994

who are _____ whose name
personally known to me to be the same person appeared before me this day in person and acknowledged that
 their signed and delivered the said instrument
 as _____ their free and voluntary act for the uses and purposes therein set forth
 GIVEN under my hand and Notarial Seal this _____ day of _____ A.D. 1991
Edward M. Cook
 Notary Public

This instrument was prepared by
EDWARD M. COOK, 100 N. LAZALLE, SUITE 212E, CHICAGO, IL 60602
 (Name) (Address)

CHICAGO, ILLINOIS 60602
 SUITE 212E
 100 N. LAZALLE
 EDWARD M. COOK

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

- 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 good condition and repair, without waste, and free from mechanic's or other liens or claims for lien not expressly subordinated to the lien hereof, (3) 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 Beneficiary, (4) complete within a reasonable time any building or buildings now or at any time in process of erection upon said premises, (5) comply with all requirements of law or municipal ordinances with respect to the premises and the use thereof, (6) 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 Beneficiary duplicate receipts therefor. 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 situated on said premises insured against loss or damage by fire, lightning or windstorm under policies providing for payment by the insurance companies of amounts sufficient either to pay the cost of replacing or repairing the same or to pay in full the indebtedness secured hereby, all in companies 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 thereof, Trustee or Beneficiary may, but need not, make any payment or perform any act heretofore required of Grantors in any form and manner deemed expedient, and may, but need not, make full or partial payment 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 forfeiture affecting said premises or contest any tax or assessment. All moneys paid for any of the purposes herein 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 and this Trust Deed secured. Auction of 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 authorized making any payment hereby 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, forfeiture, tax lien or title or claim thereon.
- Grantors shall pay each item of indebtedness herein mentioned, with principal and interest, when due according to the terms hereof. As the option of Beneficiary, and without notice to Grantors, all unpaid indebtedness secured by this Trust Deed shall, notwithstanding anything to the contrary herein or in the Loan Agreement or in the Trust Deed or 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 hereunder contained, or (c) immediately if all in part of the premises are sold or transferred by the Grantors without Beneficiary's prior written consent.
- When the indebtedness hereby secured is not yet due whether by a collection 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 for 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, appraisers' fees, utility, for documentary and expert evidence, stenographers' charges, publication costs and costs (which may be estimated as to costs to be expended after entry of the decree) of procuring all such abstracts of title, title searches and examinations, guarantee policies, Torrens certificates, and similar data and documents (and respect to title as Trustee or Beneficiary may deem to be reasonably necessary either to prosecute such suit or to evidence to holders at any sale which may be had pursuant to such decree the true condition of the title or the value of the premises. All expenditures and expenses of the nature as thus provided herein 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 and this Trust Deed secured, when paid or incurred by Trustee or Beneficiary in connection with (a) any proceeding, including purchase and bankruptcy proceedings, to which either of them shall be a party, either as plaintiff, claimant or defendant, by reason of this Trust Deed or any indebtedness hereby 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) preparation 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 foreclosure sale of the premises shall be distributed and applied in the following order of priority: First, on account of all costs and expenses incidental 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 overplus to Grantors, their heirs, legal representatives or assigns, in their right as 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 validity or subsistence of Grantors' claim, and in the case of appointment of such receiver and without regard to the then value of the premises or whether the same shall be then occupied as a homestead or not and the Trustee hereunder may be appointed such receiver. Each 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 ordinary 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 so 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 or payments in whole or in part of: (1) The indebtedness secured hereby, or by any decree foreclosing this Trust Deed, or any tax, 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 on one 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 and annually on each subsequent anniversary date. If the option is exercised, Grantors shall be given written notice of one (1) month 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 enforcement of the lien or of any provision hereof shall be subject to any 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 thereon shall be permitted for that purpose.
- 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 gross negligence or malice about and Trustee may require satisfaction 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 Trustee. Any Successor Trustee hereunder shall have the identical title, powers and authority as the 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 successors 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 herein used shall include and include any successors or assigns of Beneficiary.

DELIVERY

NAME **FORD CONSUMER FINANCE COMPANY**
STREET **250 E. CARPENTER FRWY**
CITY **IRVING, TX 75062**

FOR RECORDER'S USE: PURPOSES
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE

INSTRUCTIONS

OR

60042 Rev.

RECORDER'S OFFICE BOX NUMBER _____