

IC07373  
67553619 /2057

THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made JUNE 17TH 19 91, between

GEORGE JOHNSON  
herein referred to as "Mortgagors," and SECURITY PACIFIC FINANCIAL SERVICES, INC.  
a DELAWARE corporation, herein referred to as TRUSTEE, witnesseth:

THAT, WHEREAS the Mortgagors are justly indebted to the legal holders of the Instalment Note hereinafter described, said legal holder being herein referred to as Holder of the Note, in the principal sum of 14097.05

FOURTEEN THOUSAND, NINETY-SEVEN AND 05/100 Dollars,  
evidenced by one certain Note of the Mortgagors of even date herewith, made payable to the Holder and delivered, which said Note provides for  monthly instalments of principal and interest, with the balance of indebtedness, if not sooner paid, due and payable on 6/21/2006; or  an initial balance stated above and a credit limit of \$ N/A under a Revolving Loan Agreement, and any extensions, renewals, modifications, or refinancings thereof.

NOW, THEREFORE, the Mortgagors to secure the payment of the said principal sum of money and said interest in accordance with the terms, provisions and limitations of this trust deed, and the performance of the covenants and agreements herein contained, by the Mortgagors to be performed, and also in consideration of the sum of One Dollar in hand paid, the receipt whereof is hereby acknowledged, do by these presents CONVEY and WARRANT unto the Trustee, its successors and assigns, the following described Real Estate and all of their estate, right, title and interest therein, situate, lying and being in CHICAGO, COUNTY OF COOK AND STATE OF ILLINOIS, to wit:

LOT 628 IN WEDDELL AND COX'S ADDITION TO ENGLEWOOD, A SUBDIVISION OF THE EAST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT PARCEL NUMBER: 20-20-330-035  
COMMONLY KNOWN AS: 7030 S. ELIZABETH, CHICAGO, IL 60636

67615

91295918

DEPT-01 RECORDING \$15.00  
T45555 TRAN 2614 06/19/91 10:16:00  
#1468 E \*-91-295918  
COOK COUNTY RECORDER

which, with the property hereinafter described, is referred to herein as the "premises."  
TOGETHER with all improvements, tenements, easements, fixtures, and appurtenances thereto belonging, and all rents, issues and profits thereof for so long and during all such times as Mortgagors may be entitled thereto (which are pledged primarily and on a parity with said real estate and not secondarily) and all apparatus, equipment or articles now or hereafter therein or thereon used to supply heat, gas, air conditioning, water, light, power, refrigeration (whether single units or centrally controlled), and ventilation (without restricting the foregoing to the foregoing are declared to be a part of said real estate whether physically attached thereto or not, and it is agreed that all similar apparatus, equipment or articles hereafter placed on the premises by the mortgagors or their successors or assigns shall be considered as constituting part of the real estate.

TO HAVE AND TO HOLD the premises unto the said Trustee, its successors and assigns, forever, for the purposes herein set forth, free from all rights and benefits under and by virtue of the Homestead Exemption Laws of the State of Illinois and benefits the Mortgagors do hereby expressly release and waive.

This Trust Deed may not be assumed.

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 mortgagors, their heirs, successors and assigns.

WITNESS the hand and seal of Mortgagors the day and year first above written.

George Johnson [SEAL] [Signature] [SEAL]  
[SEAL] [SEAL]

This Trust Deed was prepared by C. REISENAUER 1910 S. HIGHLAND AVE., LOMBARD 60148

STATE OF ILLINOIS, }  
County of \_\_\_\_\_ } SS. THE UNDERSIGNED  
a Notary Public in and for and residing in said County, in the State aforesaid. DO HEREBY CERTIFY THAT GEORGE JOHNSON  
who IS personally known to me to be the same person whose name 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.

"OFFICIAL SEAL"  
CATHERINE M. REISENAUER  
Notary Public, State of Illinois  
My Commission Expires 9/25/93

Catherine M. Reisner Notary Public

67615 1500



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JUDGEMENT AFFIDAVIT 7 1 2 9 3 9 1 8

RE: ORDER NO: FC07373

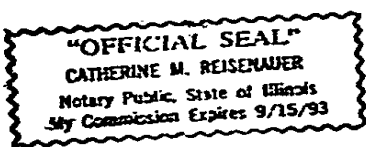
DATE: 5-17-71

THE INFORMATION CONTAINED ON THIS FORM IS CONFIDENTIAL AND FOR THE USE OF COMMONWEALTH LAND TITLE INSURANCE COMPANY. IT WILL BE USED SOLELY FOR THE PURPOSE OF DETERMINING WHETHER CERTAIN MATTERS OF RECORD AFFECT THE TITLE TO THE LAND BEING INSURED UNDER THE ABOVE CAPTIONED FILE, OR WHETHER THESE MATTERS RELATE TO OTHER PERSONS WITH LIKE OR SIMILAR NAMES. (PLEASE TYPE OR PRINT.)

THE AFFIANT, GEORGE JOHNSON JR., HEREBY CERTIFIES THE INFORMATION PROVIDED TO BE TRUE AND CORRECT TO HIS/HER KNOWLEDGE.

**AFFIANT CERTIFIES THAT HE/SHE:**

- 1. is 37 years of age.
- 2. ( ) has never been married.
- 3. Social Security # 342-46-2546
- 4. ( ) is the widow of \_\_\_\_\_
- 5. (X) was married to Lavera Johnson, said marriage having taken place in Chicago (city/state); and whose maiden name was Lavera Macklin
- 6. has never been a party to a divorce proceeding, except: was divorced from N/A on \_\_\_\_\_ in \_\_\_\_\_ (city/state) known as Case # \_\_\_\_\_ Was divorced from \_\_\_\_\_ on \_\_\_\_\_ in \_\_\_\_\_ (city/state) known as Case # \_\_\_\_\_
- 7. has never been known by any other name, except: changed name from N/A to \_\_\_\_\_ on \_\_\_\_\_ (city/state).
- 8. has never been adjudged bankrupt, except: was adjudged bankrupt on \_\_\_\_\_ in \_\_\_\_\_ (city/state) known as Case # \_\_\_\_\_
- 9. Is not a party to any unsatisfied or unreleased judgements, decrees, or liens of record, except: none
- 10. during the past eight (8) years, has resided at the following addresses, and none other: 2003 S 8th Avenue  
7030 So. Elizabeth
- 11. during the past eight (8) years, has been employed at the following occupations and business addresses, and none other: Albany Bank & Trust Co.  
91295948



George Johnson Jr.  
(Signature of Affiant)

Subscribed and sworn to before me on this 18th day of June 19 71  
Catherine M. Reisbauer  
(Notary Public)



**Consumers Title Company**  
221 North LaSalle Street, Suite 2401, Chicago, Illinois 60601  
Telephone (312) 372-4494 Fax (312) 372-9824

# UNOFFICIAL COPY

Property of Cook County Clerk's Office

432 0310

CLERK OF THE COUNTY CLERK  
DEPARTMENT OF CLERK  
M. QUINN-KANE, CLERK  
JAN 21 2 1993

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## 1-4 FAMILY RIDER Assignment of Rents

THIS 1-4 FAMILY RIDER is made this 17TH day of JUNE, 1991 and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust or Security Deed (the "Security Instrument") of the same date given by the undersigned (the "Borrower") to secure Borrower's Note to SECURITY PACIFIC FINANCIAL SERVICES, 1910 HIGHLAND AVE., LOMBARD, IL 60148 (the "Lender") of the same date and covering the property described in the Security Instrument and located at: 7030 S. ELIZABETH, CHICAGO, IL.

[Property Address]

**1-4 FAMILY COVENANTS.** In addition to the covenants and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

**A. USE OF PROPERTY; COMPLIANCE WITH LAW.** Borrower shall not seek, agree to or make a change in the use of the Property or its zoning classification, unless Lender has agreed in writing to the change. Borrower shall comply with all laws, ordinances, regulations and requirements of any governmental body applicable to the Property.

**B. SUBORDINATE LIENS.** Except as permitted by federal law, Borrower shall not allow any lien inferior to the Security Instrument to be perfected against the Property without Lender's prior written permission.

**C. RENT LOSS INSURANCE.** Borrower shall maintain insurance against rent loss in addition to the other hazards for which insurance is required by Uniform Covenant 5.

**D. "BORROWER'S RIGHT TO REINSTATE" DELETED.** Uniform Covenant 19 is deleted.

**E. ASSIGNMENT OF LEASES.** Upon Lender's request, Borrower shall assign to Lender all leases of the Property and all security deposits made in connection with leases of the Property. Upon the assignment, Lender shall have the right to modify, extend or terminate the existing leases and to execute new leases, in Lender's sole discretion. As used in this paragraph E, the word "lease" shall mean "sublease" if the Security Instrument is on a leasehold.

**F. ASSIGNMENT OF RENTS.** Borrower unconditionally assigns and transfers to Lender all the rents and revenues of the Property. Borrower authorizes Lender or Lender's agents to collect the rents and revenues and hereby directs each tenant of the Property to pay the rents to Lender or Lender's agents. However, prior to Lender's Notice to Borrower of Borrower's breach of any covenant or agreement in the Security Instrument, Borrower shall collect and receive all rents and revenues of the Property as trustee for the benefit of Lender and Borrower. This assignment of rents constitutes an absolute assignment and not an assignment for additional security only.

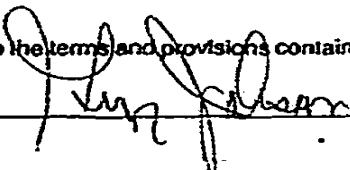
If Lender gives notice of breach to Borrower: (i) all rents received by Borrower shall be held by Borrower as trustee for benefit of Lender only, to be applied to the sums secured by the Security Instrument; (ii) Lender shall be entitled to collect and receive all of the rents of the Property; and (iii) each tenant of the Property shall pay all rents due and unpaid to Lender or Lender's agent on Lender's written demand to the tenant.

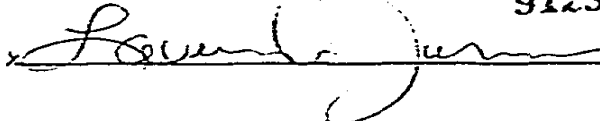
Borrower has not executed any prior assignment of the rents and has not and will not perform any act that would prevent Lender from exercising its rights under this paragraph F.

Lender shall not be required to enter upon, take control of or maintain the Property before or after giving notice of breach to Borrower. However, Lender or a judicially appointed receiver may do so at any time there is a breach. Any application of rents shall not cure or waive any default or invalidate any other right or remedy of Lender. This assignment of rents of the Property shall terminate when the debt secured by the Security Instrument is paid in full.

**G. CROSS-DEFAULT PROVISION.** Borrower's default or breach under any note or agreement in which Lender has an interest shall be a breach under the Security Instrument and Lender may invoke any of the remedies permitted by the Security Instrument.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and provisions contained in this 1-4 Family Rider.

  
\_\_\_\_\_  
(Seal)  
-Borrower

91295918  
  
\_\_\_\_\_  
(Seal)  
-Borrower

\_\_\_\_\_  
(Seal)  
-Borrower

\_\_\_\_\_  
(Seal)  
-Borrower

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Property of Cook County Clerk's Office

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