

REVOLVING TRUST DEED

UNOFFICIAL COPY

This instrument was prepared by

TALAN & KISANES
175 W. JACKSON, A-1220
CHICAGO, IL 60604

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91318375 JUN 28 1991

THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS TRUST DEED made JUNE 24, 1991 between LIONEL PEREZ AND DALINDA C. PEREZ, HIS WIFE, AS JOINT TENANTS

herein referred to as "Mortgagors" and ROBERT B. TALAN COOK

County, Illinois, herein referred to as TRUSTEE, witnesseth THAT, WHEREAS the Mortgagors are jointly indebted to the legal holders of the Revolving Loan Agreement (herein called "Agreement") hereinafter described, said Agreement being a revolving credit loan as defined by S.H.A. ch 17, para. 6405, said legal holder or holders being herein referred to as Holders of the Agreement evidenced by one certain Revolving Loan Agreement of the Mortgagors of even date herewith, made payable as stated therein and delivered in and by which said Agreement the Mortgagors promise to pay the indebtedness outstanding from time to time with interest thereon, payable in installments pursuant to the Agreement providing for a line of credit of SIXTY FIVE THOUSAND DOLLARS AND NO CENTS (\$ 65,000.00) and additional advances not exceeding the amount of the line of credit. The interest rate provided for in the Agreement is an adjustable interest rate based on a formula equal to 7 points over the 90-day commercial paper rate (then grade: major corporations) as published in the Wall Street Journal, subject to a minimum ANNUAL PERCENTAGE RATE of 10% and a maximum of 21%. The obligations of the Holder of the Agreement to make further or future advances shall be optional with the Holder and no commitment is hereby made to make future advances.

NOW, THEREFORE, the Mortgagors to secure the payment of the initial advance of FORTY SIX THOUSAND DOLLARS AND NO CENTS (\$ 46,000.00) with interest thereon, and payment of all future advances made within 30 years

of the date of this Deed to or on behalf of Mortgagors, or any one of them, such future advances to have the same priority as the initial advance made on the date of this trust deed, with interest thereon, in accordance with the terms, provisions and limitations of this trust deed and the Agreement of even date herewith, 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 the COUNTY OF COOK AND STATE OF ILLINOIS, to wit:

LOT 19 IN BLOCK 6 (EXCEPT THAT PART LYING EAST OF A LINE 50 FEET WEST AND PARALLEL WITH THE EAST LINE OF SAID SECTION 30) IN FULLERTON'S FOURTH ADDITION TO CHICAGO, BEING A SUBDIVISION OF NORTH 1/2 OF SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TAX ID NO: 14-30-405-061

37080905
TRW REAL ESTATE
LOAN SERVICES
SUITE #1015
100 N. LaSALLE
CHICAGO, IL 60602

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, including (without restricting the foregoing) screens, window shades, storm doors and windows, floor coverings, awnings, stoves and water heaters. All of 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 a fixture 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, and upon the uses and trusts herein set forth, free from all rights and benefits under and by virtue of the Homestead Exemption Law of the State of Illinois, except said rights and benefits the Mortgagors do hereby expressly release and waive.

THIS TRUST DEED MAY NOT BE ASSUMED WITHOUT THE WRITTEN CONSENT OF THE LEGAL HOLDERS OF THE AGREEMENT THAT THIS TRUST DEED SECURES

THE COVENANTS, CONDITIONS AND PROVISIONS.

1. Mortgagors shall (a) promptly repair, restore, or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or be destroyed; (b) keep said premises in good condition and repair, without waste, and free from mechanic's liens or claims for lien not expressly subordinated to the lien hereof; (c) pay when due any indebtedness which may be secured by a lien or charge on the premises superior to the lien hereof, and notwithstanding any right or option granted by any superior lien or by any superior lienholder to permit the principal balance of such superior lien to increase, not permit the principal balance of any superior lien to increase above the balance existing at the time of the recording of this Trust Deed until this Trust Deed shall have been paid in full, and upon request exhibit satisfactory evidence of the discharge of such prior lien to Trustee or to holders of the agreement; (d) complete within a reasonable time any building or building work or at any time in process of erection upon said premises; (e) comply with all requirements of law or municipal ordinances with respect to the premises and the use thereof; (f) make no material alterations in said premises except as required by law or municipal ordinance.

This trust deed consists of two pages. The covenants, conditions and provisions continued on page 2 (the reverse side of this trust deed) are incorporated herein by reference and are a part thereof 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

Lionel Perez
LIONEL PEREZ

[SEAL]

Dalinda C. Perez
DALINDA C. PEREZ

[SEAL]

[SEAL]

[SEAL]

STATE OF ILLINOIS,
County COOK

SS.

I, LINDA H. KISANES
a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY
LIONEL PEREZ AND DALINDA C. PEREZ, HIS WIFE, AS JOINT TENANTS
who ARE personally known to me to be the same person(s) whose name(s)

"OFFICIAL SEAL"
LINDA H. KISANES
Notary Public, State of Illinois
My Commission Expires 5/1/93

subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that THEY freely and voluntarily act, for the uses and purposes therein set forth.

Linda H. Kisane
Notary Public

913.29
15444 TRAM 8339 06/28/91 13:49:00
97215 * - 91-18975
COOK COUNTY RECORDER

