

TRUST DEED

UNOFFICIAL COPY

7-1-81

91369306

THE ABOVE NUMBER FOR RECORDING USE ONLY

THIS INDENTURE, made... JULY 23

, 19 91, between CURTIS MERRILL, AND

CAROLYN MERRILL, HIS WIFE

herein referred to as "Grantors", and

STEVE H. LEWIS, AVP

DALLAS, TEXAS

herein referred to as "Trustee", witnesseth:

THAT, WHEREAS the Grantors have promised to pay to Ford Commercial Finance Company, Inc., herein referred to as "Beneficiary", the legal holder

of the Loan Agreement hereinafter described, the principal amount of THIRTY SIX THOUSAND ONE HUNDRED

SEVENTY AND 00/100

together with interest thereon at the rate of (check applicable box):

Dollars (\$ 36,170.00)

Agreed Rate of Interest: % per year on the unpaid principal balances.

Agreed Rate of Interest: This is a variable interest rate loan and the interest rate will increase or decrease with changes in the Prime Loan rate. The interest rate will be .25 percentage points above the Prime Loan Rate published in the Federal Reserve Board's Statistical Release H.15. The initial Prime Loan rate is .850 .%, which is the published rate as of the last business day of JUNE, therefore, the initial interest rate is .13.75 % per year. The interest rate will increase or decrease with changes in the Prime loan rate when the Prime loan rate, as of the last business day of the preceding month, has increased or decreased by at least 1/4th of a percentage point from the Prime loan rate on which the current interest rate is based. The interest rate cannot increase or decrease more than 2% in any year. In no event, however, will the interest rate ever be less than .11.75 .% per year nor more than .19.75 % per year. The interest rate will not change before the First Payment Date.

Adjustments in the Agreed Rate of interest shall be given effect by changing the dollar amounts of the remaining monthly payments in the month following the anniversary date of the loan and every 12 months thereafter so that the total amount due under said Loan Agreement will be paid by the last payment date of AUGUST 4, 2009. waives the right to any interest rate increase after the last anniversary date prior to the last payment due date of the loan. C.M. cm

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 100 consecutive monthly installments, at \$ 544.68, followed by 179 at \$ 425.61, followed by 0 at \$.00, with the first installment beginning on SEPTEMBER 4, 19 91 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, up 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 obligation in accordance with the terms, provided 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 CONVEY and WARRANT unto the Trustee, its successors and assigns, the following described Real Estate and all of their estate, title and interest therein, situated, lying and being in the CITY OF CHICAGO,

COUNTY OF COOK, STATE OF ILLINOIS, AND THE PROPERTY described as follows:

Lots 33 IN BLOCK 8 IN MILLS AND SONS NORTH AVENUE AND CENTRAL AVENUE SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN# 13-33-313-008

COMMONLY KNOWN AS: 1737 N. LINDER, CHICAGO, IL 60639

DEPT-01 RECORDING \$13.29
74222 TRAN 4604 07/24/91 11:39:00
R057 # 38 4--91-369306
COOK COUNTY RECORDER

which, with the property hereinafter described, is referred to herein as the "premises".

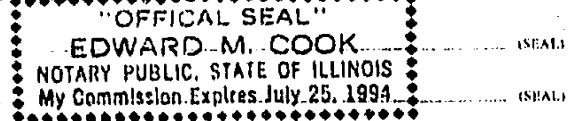
TOGETHER with improvements and fixtures now attached together with easements, rights, privileges, interests, rents and profits.

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 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.

Mr. Curtis Merrill (SEAL)
Carolyn Merrill (SEAL)



STATE OF ILLINOIS,

COOK

SS

THE UNDERSIGNED

a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT

CURTIS MERRILL AND CAROLYN MERRILL, HIS WIFE

who are personally known to me to be the same person as whose name is subscribed in the foregoing instrument, appeared before me this day in person and acknowledged that they 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 23rd day of July, A.D. 19 91.

Edward M. Cook

Notary Public

This instrument was prepared by

EDWARD M. COOK, 100 N. LASALLE, SUITE 2105, CHICAGO, IL 60602

(Name)

(Address)

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**THE COVENANTS, CONDITIONS AND PROVISIONS REFERRED TO ON PAGE 1
THE REVERSE SIDE OF THE TRUST DEED**

1. Grantor 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 mechanics' or other liens or claims for items not specifically subordinated to the benefit of, (3) pay when due any indebtedness which may be incurred by alien or charge on the premises superior to the lien hereof, and upon request exhibit satisfactory evidence of the discharge of such prior liens to Trustee or to Beneficiary, (4) complete within a reasonable time any building or buildings now or at any time in process of erection upon said premises, to comply with all requirements of law or municipal ordinances with respect to the premises and the uses thereof, (5) make no material alterations in said premises except as required by law or municipal ordinance.

2. Grantor shall pay before any penalty attaches all general taxes, and shall pay special taxes, legal assessments, water charges, sewer 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 Grantor shall pay in full under protest, in the manner provided by statute, any tax or assessment which Grantor may desire to contest.

3. Grantor 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 monies sufficient either to pay the cost of replacing or repairing the same or to pay in full the indebtedness secured hereby, all in amounts 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 non-delivery, about to expire, shall deliver renewal policies not less than ten days prior to the respective date of expiration.

4. In case of default therein, Trustee or Beneficiary may, but need not, make any payment or perform any act hereinbefore required of Grantor 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 expenses, disbursements, costs of collection, title or other proceedings or title or claim thereto, or redeem from any tax, sale or foreclosure affecting said premises or create any tax or assessment. All money paid for any of the purposes herein authorized and all expenses paid or incurred in connection therewith, including attorney's fees, shall be paid by monies advanced by Trustee or Beneficiary to protect the mortgaged premises and the lien hereof. To the extent additional indebtedness is created hereby and shall become immediately due and payable without notice and with interest thereon at the annual percentage rate stated in the Loan Agreement, the Trust Deed secures, in addition to Trustee or Beneficiary, such as a waiver of any right accruing to them on account of any default hereunder on the part of Grantor.

5. The Trustee or Beneficiary hereby reserved making any payment hereby authorized relating to taxes or assessments, may do so according to any bill, statement or estimate presented 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 or claim thereto.

6. Grantor 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 Grantor, 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 instalment 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 Grantor without Beneficiary's prior written consent.

7. When the indebtedness hereby secured shall become due whether by acceleration or otherwise, Beneficiary or Trustee shall have the right to foreclose the lien hereof. To any suit to foreclose the lien hereof, there shall be allowed and included an additional indebtedness in the decree for 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, appraiser's fees, costs, outlay for documentary and legal expenses, storage charges, publication costs and costs which may be estimated as to items to be expended after entry of the decree of procuring all up-to-date titles, title searches and examinations, partition, police, Torrens certificates, and similar data and assurances with respect to title as Trustee or Beneficiary may deem to be reasonably necessary, together with proceeds of such suit or foreclosure including any costs which may be had pursuant to include decree the true condition of the title or the value of the premises. All expenditures and expenses of the kind are in this paragraph mentioned shall become additional indebtedness secured hereby and immediately due and payable, with interest thereon at the annual percentage rate stated in the Loan Agreement of this Trust Deed secured, when paid or incurred by Trustee or Beneficiary in connection with any proceeding, including probate and bankruptcy proceedings, to which either of them shall be a party, the administrator, claimant or defendant, by reason of the trust deed or any indebtedness so held secured, or the preparation for the commencement of any suit for the foreclosure hereof after acceleration, or right to foreclose whether or not actually commenced or preparations for the defense of any threatened suit or proceeding which might affect the security hereof, whether or not actually commenced.

8. 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 incident to the foreclosure proceedings, including all such items as are mentioned in the preceding paragraph heretofore passed, all other items which under the laws hereof constitute secured indebtedness additional to that so defined by the Loan Agreement, with interest thereon as herein provided; third, all principal and interest remaining unpaid on the note; fourth, any overplus to Grantor, their heirs, legal representatives or assigns, as their rights may appear.

9. Upon, or at any time after the filing of a bill to foreclose the lien hereof, 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 solventy or insolvency of Grantor at the time of appointment for 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 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 deficiency, during the distribution period of redemption, whether there be redemption or not, as well as during any further times when Grantor, 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 used 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 to his hands in payment in whole or in part of (1) the indebtedness secured hereby, or by any decree foreclosing this Trust Deed, or (2) any tax, assessment or other item 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.

10. No action for the enforcement of the lien or of any provision hereof shall be subject to any decree which would not be paid and available to the party interposing same in an action at law upon the note hereby secured.

11. Trustee or Beneficiary shall have the right to inspect the premises at all reasonable times and access thereto shall be permitted for that purpose.

12. 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 misconduct and Trustee may require indemnities satisfactory to Trustee before exercising any power herein given.

13. Upon presentation of satisfactory evidence that all indebtedness secured by this Trust Deed has been fully paid, earlier before or after maturity, the Trustee shall have full authority to release this trust deed, the lien hereof, by proper instrument.

14. 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.

15. This Trust Deed and all provisions hereof, shall extend to and be binding upon Grantor and all persons claiming under or through Grantor, and the word "Grantor" 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 successors or assigns of Beneficiary.

91369306

DELIVERY	NAME FORD CONSUMER FINANCE CO. ONE MIDAMERICA PLAZA SUITE 500 OAKBROOK TERRACE, IL 60181
ADDRESS	
CITY	
STATE	
ZIP CODE	
INSTITUTIONS	

OR

RECORDER'S OFFICE BOX NUMBER _____

MAIL TO

FOR RECORDING PURPOSES
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE