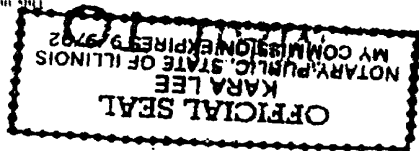


UNOFFICIAL COPY



Notary Public in and for the State of Illinois, in the County of Cook, Illinois, I do hereby certify that the undersigned... the undersigned... are personally known to me to be the same persons... their... they... signed and delivered the said instrument...

STATE OF ILLINOIS, County of Cook, ss. With Duplicates

CORINE BROWN (SEAL) CASEY STEVENSON (SEAL)

WITNESS the hand(s) and seal(s) of Grantors the day and year first above written. 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.

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 hereinafter set forth, together with improvements and fixtures now attached together with easements, rights, privileges, interests, rents and profits which, with the property hereinafter described, is referred to herein as the "premises".

Commonly known as: 7252 S Damen, Chicago, Illinois. DEPT-01 RECORDING TRAN 8706 03/23/92 14:51:00 \$4444 \$1867 ± 0 *92-189966

PIN: 20-30-115-045 Lot 22 in Block 8 in Herron's Subdivision of 50 Acres in the East 1/4 of the Northwest 1/4 of Section 30, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois

County of Cook, Illinois, in and being in the City of Chicago. Cook

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

followed by 0 at \$ 0 with the first installment beginning on May 1, 1992 and the delivered in 120 consecutive monthly installments 1 at \$ 459.34, followed by 119 at \$ 375.90

The Grantors promise to pay the said sum in the said Loan Agreement of even date herewith, made payable to the Beneficiary, and increase after the last anniversary date prior to the last payment due date of the loan. 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 due date of APRIL 1, 2002. Associates waives the right to any interest rate

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 the interest rate published in the Federal Reserve Board's Statistical Release H-15, "The initial Bank Prime Loan rate is n/a%, which is the published rate as of the last business day of n/a, 19; therefore, the initial interest rate is n/a% per year. The interest rate will increase or decrease with changes in the Bank Prime Loan rate when the Bank 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 Bank Prime Loan rate on which the current interest rate is based.

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 n/a percentage points above the Bank Prime Loan Rate published in the Federal Reserve Board's Statistical Release H-15, "The initial Bank Prime Loan rate is n/a%, which is the published rate as of the last business day of n/a, 19; therefore, the initial interest rate is n/a% per year. The interest rate will increase or decrease with changes in the Prime Loan rate.

Agreed Rate of Interest: 18.00 % per year on the unpaid principal balances. Dollars and Eighty Seven Cents ***** Dollars (\$ 20,861.87)

of the Loan Agreement hereinafter described, the principal amount of Twenty Thousand Eight Hundred Sixty One Dollars and Eighty Seven Cents ***** Dollars (\$ 20,861.87) together with interest thereon at the rate of (check applicable box):

Operations Vice President of Oakbrook Terrace, Illinois, herein referred to as "Trustee", witnesseth: THAT, WHEREAS the Grantors have promised to pay to Associates Finance, Inc., herein referred to as "Beneficiary", the legal holder

as Joint Tenants herein referred to as "Grantors", and D.R. Vermillion, THIS INSTRUMENT, made and Casey Stevenson, NEVER MARRIED, 1992, between Corline Brown, Divorced and not since

March 17, 1992, between Corline Brown, Divorced and not since

THE ABOVE SEARCH FOR RECORDERS USE ONLY

92189966

92189966/6240299 0206311

92189966

TRUST DEED

92189555

REVISED

INSTRUCTIONS

OR

RECORDERS OFFICE BOX NUMBER

FOR THE ORDERS INDEX PURPOSES DESCRIBED ROBERT HERE

NAME _____

STREET _____

CITY _____

1. Grantor shall (a) promptly repair, renew or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or destroyed; (b) keep said premises in good condition on the premises superior to the lien hereof; and upon request exhibit satisfactory evidence of the condition of such premises to the Lienholder; (c) pay when due any indebtedness which may be incurred by any building or building now or at any time in connection with the premises; (d) comply with all requirements of law or municipal ordinance

2. Grantor shall pay before any public auction or sale all general taxes, special assessments, sewer charges, water charges, and other charges against the premises when due, and shall, upon written request, furnish to Trustee or the 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 Trustee or Beneficiary may desire to collect.

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 a policy providing for payment by the insurance company of moneys sufficient to pay the cost of replacing or repairing the same or to pay in full the indebtedness secured hereby. All in comparison satisfactory to the Beneficiary, and shall deliver 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.

4. In case of default therein, Trustee or Beneficiary may, but need not, make any payment or perform any act hereunder required of Grantor in any form and manner deemed expedient, and may, but need not, make any partial or partial payment or interest on prior unsecured debts, or pay any tax lien or other lien or title or claim affecting said premises or content 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. 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 right accruing to them on account of any default hereunder on the part of Grantor.

5. The Trustee or Beneficiary hereby secured making any payment hereby authorized relating to taxes or assessments, may do so according to any bill, statement or certificate procured from the appropriate public office or authority into the custody of such bill, statement or estimate or other tax, assessment, sale, forfeiture, tax lien or title or claim hereof.

6. Grantor shall pay each term 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 (b) when default in this Trust Deed to the performance of any other agreement or obligation contained in the case of default 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 or Beneficiary shall have the right to foreclose the lien hereof, in any suit to foreclose the lien hereof, they shall be allowed to include in the decree for sale all expenses, attorney's fees, and costs, publication costs and costs (which may be estimated as to them to be expended later) of the decree of foreclosure, title searches and examinations, guarantee policies, Torrens certificates, and similar data and assurances with respect to title as Trustee or Beneficiary may deem to be necessary or desirable either to procure such title 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 made or incurred by Trustee or Beneficiary in connection with (a) any proceeding, including probate and bankruptcy proceedings, or (b) any agreement, when paid or incurred by Trustee or Beneficiary in connection with (a) any proceeding, including probate and bankruptcy proceedings, or (b) any agreement, when paid or incurred by Trustee or Beneficiary in connection with (a) any proceeding, including probate and bankruptcy proceedings, or (c) preparation for the defense of any threatened suit or proceeding which might affect the premises or the security thereon, shall be a debt of Grantor, by reason of the fact that such debt or any indebtedness hereby secured, or (d) preparation for the commencement of any suit for the foreclosure hereof, or (e) any other such right to foreclose 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 hereof, second, all other liens which under the terms hereof are secured in priority to the lien hereof, their heirs, legal representatives or assigns, as their rights may appear.

9. Upon, or at any time after the filing of a bill in foreclosure, 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 priority of claims against such premises, and without regard to the value of the premises or whether the same shall have been acquired as a mortgage or not, and the Trustee or Beneficiary 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 a deficiency period of redemption, whether there be redemption or not, as well as during any further time 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 desirable in such cases for the protection, possession, management and operation of the premises during the whole or part of said period. The court from time to time may authorize the receiver to apply to the court for special management 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 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 defense which would not be good 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 or Beneficiary shall have the right to examine the title, location, existence, or condition of the premises, or condition of the premises, and shall be obliged 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, either 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 Grantors and all persons claiming under or through Grantors, and the word "Grantors" when used herein shall include all such persons and all persons liable for the payment of the indebtedness of any part hereof, 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.