

TRUST DEED

UNOFFICIAL COPY

92379290

THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE, made MAY 22, 1992, between LEE H. ANTHONY JR. AND FLORENCE ANTHONY, HIS WIFE, AS JOINT TENANTS, herein referred to as "Grantors", and DALE R. VERMILION 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 of the Loan Agreement hereinafter described, the principal amount of FORTY-FOUR THOUSAND, TWO HUNDRED TWENTY EIGHT DOLLARS AND FIFTY-EIGHT CENTS Dollars (\$ 44228.58 ), together with interest thereon at the rate of (check applicable box)

Agreed Rate of Interest: N/A % per year on the unpaid principal balances.
XX 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 6.50 percentage points above the Bank Prime Loan Rate published in the Federal Reserve Board's Statistical Release 7.15. The initial Bank Prime Loan rate is 6.50 %, which is the published rate as of the last business day of APRIL, 1992, therefore, the initial interest rate is 12.80 % 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 50 of a percentage point from the Bank 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 10.75 % per year nor more than 17.50 % 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 of the monthly installment due on 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 JUNE 1, 1997. Associates waives the right to any interest rate increase after the last anniversary date prior to the last payment due date of the loan.

The Grantors promise to pay the said sum in the said Loan Agreement of even date herewith, made payable to the Beneficiary, and to be paid in 180 consecutive monthly installments of \$ 600.93, followed by 179 at \$ 553.75, with the first installment beginning on JULY 1, 1992 and the remaining installments continuing on the same day of each month thereafter until fully paid. All of said payments being made payable to the Beneficiary at such place as the Beneficiary or other holder may, from time to time, in writing appoint.

PROPERTY OF COOK COUNTY CLERK'S OFFICE
CITY OF CHICAGO
STATE OF ILLINOIS

LOT 414 IN DWINE AND PHILLIP'S NORMAL PARK ADDITION BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTH EAST 1/4 OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTH 149 FEET THEREOF) IN COOK COUNTY, ILLINOIS.
COMMONLY KNOWN AS 7210 S. PEOPIA, CHICAGO, IL. 60621
TAX NO. 20-29-213-028

AND TO HOLD the premises unto the said Trustee, his heirs, assigns and assigns forever for the purposes and uses and trusts herein set forth. This deed, all rights and benefits under and by virtue of the same shall be subject to the 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 hands and seals of Grantors the day and year first above written.

Lee H. Anthony Jr. (SEAL) Florence Anthony (SEAL)
LEE H. ANTHONY JR. FLORENCE ANTHONY

MARY T. TOMASZEWSKI
Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT LEE H. ANTHONY JR. AND FLORENCE ANTHONY, HIS WIFE AS JOINT TENANTS

ARE personally known to me to be the same person(s) whose name(s) ARE subscribed to 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 22ND day of MAY, 1992.
Dale R. Vermilion, Notary Public

This instrument was prepared by C. BELL, 7035 W. NORTH AVE., OAK PARK, IL. 60302

2350

92379290

# UNOFFICIAL COPY

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

1. Grantors shall (1) promptly repair, restore or rebuild any buildings or improvements now or hereafter situated on the premises which may have been damaged or destroyed; (2) repair and preserve in good condition and repair, without waste, and free from encumbrances or other liens or claims for lien not expressly subordinated to the lien hereof, all property which may be secured by a lien or charge on the premises superior to the lien hereof, and upon request exhibit satisfactory evidence of such lien or charge to Trustee or to Beneficiary; (3) complete within a reasonable time any building or buildings now or at any time in process of erection upon said premises, promptly with all the requirements of law or municipal ordinance with respect to the premises and the use thereof; (4) make no material alterations in said premises except as required by law or municipal ordinance.
2. Grantors shall pay before any penalty attaches all general taxes, and shall pay special taxes, special assessments, water charges, sewer charges, charges, and other charges against the premises when due, and shall, upon written request, furnish to Trustee or to Beneficiary duplicate receipts therefor. In payment of such taxes and charges, Grantors shall pay out of the money provided by statute any tax or assessment which Grantors may desire to contest.
3. 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 money sufficient either to pay the cost of replacing or repairing the same or to pay in full the indebtedness secured hereby, all in compliance with the terms of the Beneficiary, under insurance policies payable, in case of loss or damage, to Trustee for the benefit of the Beneficiary. Such policies shall 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.
4. In case of default therein, Trustee or Beneficiary may, but need not, make any payment or perform any act hereunder required of Grantors in any form and manner deemed expedient, advisable, but need not, make full or partial payments of principal or interest on prior mortgages, 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 this Trust Deed secures. Inaction 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.
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 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.
6. Grantors 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 Grantors, 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, and immediately in the case of default in making payment of any item of indebtedness on the Loan Agreement, or in the event of default shall occur and continue for three days in the performance of any other agreement of the Grantors herein contained, or to immediately if all or part of the premises are sold or transferred by the Grantors 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. In any suit to foreclose the lien hereof, there shall be allowed and included an 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, appraiser's fees, outlay for documentary and expert evidence, stenographers' charges, publication costs and costs which may be estimated as to items to be expended after entry of the decree of foreclosure; all such abstracts of title, title searches and examinations, guarantee policies, Turrent certificates, and similar data and assurances with respect to title as Trustee or Beneficiary may deem to be reasonable and necessary either to prosecute such suit or to evidence to holders of any sale which may be had pursuant to such decree the true condition of the title of the premises. All expenditures and expenses of the nature in this paragraph mentioned 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 this Trust Deed secures, 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, either as plaintiff, claimant or defendant, by reason of the trust deed or any indebtedness hereby secured, or the preparations for the commencement of any suit for the foreclosure hereof after receipt of such right to foreclose whether or not actually commenced, or to prosecute for the defense of any threatened suit or proceeding which might affect the premises or 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, an 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 items which under the terms hereof consist of 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 excess to Grantors, 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 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 solvency or insolvency of Grantors at the time of application 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 full statutory period of redemption, whether there be redemption or not, as well as during any further time 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 usual in such cases for the protection, possession, control, management and operation of the premises during the whole of such period. The Court from time to time may authorize the receiver to apply the moneys in his hands in payment 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 a part of 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 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, either before or after maturity, the Trustee shall have full authority to release this trust deed, the lien thereof, 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 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.

DELIVERY

NAME ASSOCIATES FINANCIAL SERVICES CORP.  
7035 W. NORTH AVE.  
STREET OAK PARK, IL. 60302  
CITY

FOR RECORDERS INDEX PURPOSES  
INSERT FULL ADDRESS OF ABOVE  
DESCRIBE PROPERTY HERE

7035 W. NORTH AVE.  
OAK PARK, IL. 60302

INSTRUCTIONS

OR

RECORDERS OFFICE BOX NUMBER \_\_\_\_\_