

TRUST DEED

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THE ABOVE SERIALIZED FOR RECORDERS USE ONLY

THIS INDENTURE, made June 14,
Provisions of a Trust Agreement Dated 1-10-90 and known as
The Odell Jackson Revocable Trust

Vice President

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 herematter described, the principal amount of Dollars and Seventy Four Cents -----, together with interest thereon at the rate of (check applicable box):

(X) Agreed Rate of Interest: 14.00 % per year on the unpaid principal balances.

No/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 _____ 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 _____ %, which is the published rate as of the last business day of 19 therefore, the initial interest rate is _____ % 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. 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 _____ % per year nor more than _____ % 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 July 20, 1993. 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 delivered in 180 consecutive monthly installments: 1 at \$ 523.28, followed by .179 at \$ 494.40, followed by _____ at \$ _____, with the first installment beginning on July 20, 1993 and the remaining installments continuing on the same day of each month thereafter until fully paid. All of said payments being made payable at OakLawn, Illinois, or at such place as the Beneficiary or other holder may, from time to time, in writing appoint.

NOW THEREFORE, the Grantors, for the payment of the said obligation in accordance with the terms, provisions and limitations of this Trust Deed, and the performance of the covenants and agreements herein contained, by the Grantors to be performed, and in consideration of the sum of One Dollar in hand paid, the receipt whereof, do hereby acknowledge, do by these presents, CONVEY and WARRANT unto the Trustee, his executors and assigns, the following described Real Estate, out of their estate, title and interest therein, situated, lying and being in the City of Chicago,

County of Cook AND STATE OF ILLINOIS, in
Lot Thirty-Nine (39) in Wilcox's and Ailen's subdivision of Block Four (4) in Freers subdivision of the
East half of the South West quarter of Section Twenty-Two (22), Township Nineteen (19) North, Range Fourteen (14), east of the Third Principal Meridian, in Cook County, Illinois
PIN # 20-22-319-015
Commonly Known As: 6933 S. Calumet Chicago, IL 60637

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 executors and assigns, forever, for the purpose, 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.

Odell Jackson
Odell Jackson

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF ILLINOIS,

County of Cook

"OFFICIAL SEAL."
George P. O'Connor
Notary Public, State of Illinois
My Commission Expires 5/25/97

George P. O'Connor
Notary Public, in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT
Odell Jackson, Sr as Trustee Under the Provisions of a Trust Agreement Dated
1-10-90 and known as The Odell Jackson Revocable Trust
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
Instrument as his free and voluntary act, for the uses and purposes herein set forth
GIVEN under my hand and Notarial Seal this 14th day of June 1993.

George P. O'Connor
Notary Public

This instrument was prepared by

Kathleen M. Griffith 9528 S. Cicero OakLawn, IL 60453

(Name)

(Address)

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

1. Grantors 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 obstruction, other than normal for normal occupancy of the buildings; (c) pay when due any and all taxes which may be assessable when or on or before the purchase, subject to the liability of the lessee, and (d) keep exhibited satisfactory evidence of the discharge of such obligations as may be required by the lessor, complete within a reasonable time any building or building work, and at any time in process of construction, of any part of the premises, "free and clear" of all liens, encumbrances, charges, or other interests.

—Glossary of terms, Appendix A; and Annex A, Annex B, and Annex C, Annex D, Annex E, Annex F, Annex G, Annex H, Annex I, Annex J, Annex K, Annex L, Annex M, Annex N, Annex O, Annex P, Annex Q, Annex R, Annex S, Annex T, Annex U, Annex V, Annex W, Annex X, Annex Y, Annex Z.

5. The Trustee or Beneficiary hereby waives making any payment hereby authorized relating to taxes or assessments, may do so according to any full statement or estimate procured from the appropriate public office without inquiry into the accuracy of such full statement or estimate or into the validity of any tax, assessment, code, forfeiture, tax lien or title or claim thereof.

(e) Grantors shall pay each and all of indebtedness between them, 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 the Trust Deed shall, notwithstanding anything in the Loan Agreement or in the Trust Deed to the contrary, become due and payable immediately in the case of default in making payment of any installment on the Loan Agreement, or (i) whenever death shall occur and continue for three days in the performance of any other agreement of the Grantors herein contained, or (ii) immediately if all or part of the properties are sold or transferred by the Grantor without Beneficiary's prior written consent.

7. When the indebtedness hereinafter referred to shall become due whether by acceleration or otherwise, Beneficiary or Trustee shall have the right to foreclose the debt 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, appraisers' fees, costs for documentary and expert evidence, stenographic charges, publication costs and costs which may be estimated as to items to be expended after entry of the decree of partitioning all such legal costs of title, title searcher and examinations, guarantee policies, Torrens certificates, and similar data and assurances with respect to title as Trustee or Beneficiary may deem to be reasonably necessary, whether to prosecute such suit or to evidence to bidders of any sale which may be had pursuant to such decree the true condition of the title or the value of the premises. All expenditures and expenses of the nature set forth in this paragraph mentioned shall become an additional indebtedness secured hereby and immediately due and payable, with interest thereon at the annual percentage rate stated in the loan agreement from time to time in this Trust Deed occurs, when paid or incurred by Trustee or Beneficiary in connection with any action proceeding, including probate and bankruptcy proceedings, to which either of them shall be a party, or as plaintiff, claimant or defendant, by reason of this trust deed or any indebtedness hereby secured, or the preparation for the continuance or renewal of any suit for the foreclosure hereof after accrual of such suit, or to foreclose whether or not actually commenced, or to preparations 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, on account of all costs and expenses incident to the foreclosure proceedings, including all such items as are mentioned in the preceding paragraph; second, after the above items have been satisfied, to the extent of the amount so secured and 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 overplus 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 Grantor 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 collecting 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 usual in such cases for the protection, possession, control, management and operation of the premises during the whole of said period. Court from time to time may authorize the receiver to apply the net income in his hands for the protection, possession, control, management and operation of the premises during the whole of said period. Court from time to time may authorize the receiver to apply the net income in his hands for payment in whole or in part of: (1) The indebtedness secured hereby, or by any decree foreclosing this Trust Deed for any tax, special 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 such tax or 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. Trustees 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 premise, 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 duly 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.

title.

DELIVERY

NAME	ASSOCIATED PRESS
STREET	ROLES BLDG., P.O. BOX 1
CITY	OMAHA, NEB.

INSTRUCTIONS

OR

**FOR RECORDER'S INDEX PURPOSES
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY OR HOME**

607664 Rev. 7-91 (J.B.)