TRUST DEED UNOFFICIAL COPY

account number 020856-8

93036810

THE ARCADI SPACE FOR RECYMENISM DISECTORS

	. 19 93 between Va	
unga andang sagapungap pilana (ping), yara Suran an ng igi uni alah dara narita ng makadisi ndarahawannin ad mata di Suran Malay (PP), mi i	herein referred to as "Gran	
Operations Vice President: herein referred to us "Trustee", witnesseth:	of Okhrook Terrace	, Illinois,
THAT, WHEREAS the Grantors have promised to p	bay to Associates Finance, Inc., herein refer	rred to as "Beneficiary", the legal holder
of the Loan Agreement hereinafter described, the p	rincipal amount of Forty Nine Theasan	d Seven Dollars and Thirty Nine
Септеминения подпинительной принципр	anakankanka manana a	19H6 Dollars (\$ 49007, 39),
ogether with interest thereon at the rate of (check a		
(X) Agreed Rate of Interest: 14.08 % per ye	rar on the unpaid principal balances.	
Dagreed Rate of Literat: This is a variable interest Loan rate. The interest rate will be	Prime Loan rate is n/a %, which is to initial interest rate is n/a % per year. Bank Prime loan rate, as of the last busing point from the Bank Prime loan rate on than 2% in any year. In no event, however	the published in the Federal Reserve the published rate as of the last business. The interest rate will increase or decrease these day of the preceding month, has inwhich the current interest rate is based, r, will the interest rate ever be less than
Adjustments in the Agreed Rate of Interest small be in the month following the anniversary date of the Agreement will be paid by the last payment date of increase after the last anniversary date prior to the	loan and every 12 months thereafter so the January 20 , 18208 . Assoc	at the total amount due under said Loan
The Grantors promise to pay the said sum in the	said Linn Agreement of even date herewit	th, made payable to the Beneficiary, and
delivered in 180 consecutive monthly installm	nents: 1 at \$ <u>674.35</u> , follow	wed by 179 at \$ 655.18 ,
followed byO- at \$O- , with th	ne first installaten) beginning on <u>Fizhrung</u>	20 , 19 <u>93</u> and the
remaining installments continuing on the same day at Naperville Illinois, or at such place	as the Beneficiary or other holder may, fi	MI of said payments being made payable rom time to time, in writing appoint.
NGN, THEREPORE, the Granton to sector the payment of the said obligation is contained. By the Grantons to be purformed, and also in consideration of the sum of θ	n accordance with the series, pro- are and limitations of this Prust B One Dollar in hand paid, the receipt when of is hereby adaptivelection.	heed, and the performance of the covenants and agreements herett do by Hann presents CONVRY and WARRANT unto the Drustee,
no successors and esages, the finhming discribed Real Estate and 40 of their endde COUNTY OF COOK AND STA		of Chicago
Lot 29 (except the North 13 feet 6 inches th Second Addition to Calumet Gateway being a s 37 North, Range 14, East of the Third Princi	subdivision of part of the North Past pal Meridian, in Cook County, 111,00	of Section 2, Township
PIN: 25-102-217-022 SCISCI DEN	ichestes :	#2222 TRAN 4333 01/14/93 14:44100 #1734 # - 93 - 0368 10 COOK COUNTY RECORDER
which, with the property hereinafter doscribed, is referred as herein is the "prethue TOGETHER with impresentents and distures now atsubed together with energial TO HAVE AND TO HOLD the premises unto the sald Trustee, its inaccessits as of the Homestand Ecomption Laws of the State of Illinois, which and rights and but	nts, rights, privileges, supprests, rents and 93036810	harmy harmy in set firsth, (too stam all rights and benefits under and by virtue
This Trust Deed consists of two pages. The cover deed) are incorporated herein by reference and are a WITNESS the hand(s) and seal(s) of Grantors the	part hereof and shall be binding on the Graine day and year first above written.	ntors, their heirs, successors and assigns.
Valencia Elzy	Lonnie Elzy	59 (SFAL)
	(SEAL)	(SEAL)
	About Novel and I	27,09
	the undersigned. Posts in and av and residing in land County, in the State abservas (FICE) Elzy and Lonnie, Elzy	
	FIFF	S when some S (APS) and the first terms of the second
	EUE personally known to me to be the same personi ani, appeared before me this day in Person and acknowledged that	LINEY signed and delivered the said
OFFICIAL SEAL Genetatine T. Flowers	and in their their the and voluntary and, for the unit voluntary and, for the unit under my hand and necessarily seal this 12th dig	es and purposes therein set with of January Laurence O Alexandra, Public Trans, Public
Natery Public, State of Minole My Commission Expires 2-6-96		Tribery Public

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

- 1. Grantors shall: Discreptly repair restore or reficild any horidities or improvements now or bereafter on the previous which may become damaged or he destroyed, (2) keep and premises in good condition and repair without waste, and free from mechanics or elise tens or claims for his not expressly subsolinated to the limit hereof. If no, when direction is included in the limit previous superior to the limit hereof, and upon request exhibit installable to yet identeed the barge of each providence or to hereform the accomplisation are subsolinated in his limiting to be not many qualitations or the previous and the use thereof. Sometimes of conditions or make no material alterations or said previous accept as required by law or municipal ordinance.
- 2. Grantoranhall yav before any penalty all at health yearest taxes, and shall pay special assessments, water charges, as were services to recover and other charges against the presume when and shall, upon written request. Furnish is Trustee or to Beneficiary duplicate receipts therefor. To present default be reunded Grantors shall pay in full under pritest, in the manuer provided by statue, tax or assessment with the framour may desire to criticat.
- 3. Orantors shall keep all buildings and improvements now or horafter situated means premiers incurred against loss or damage by fire, lightning or windstorm under policies providing for payment by the manifest employees of more verificant either to pay the cost of replacing or reporting the same or to post in full the indeletatives accorded by its immagaines satisfactors to the Beneficiars, under invariance policies pay obtains a second second accordance; or Trustee for the Beneficiars, each rights to be existence for the estandard mergange clause to be actached to each policies and shall deliver all policies, including additional and renewal problems. In Beneficiary, and in case of unurance about to expire, shall deliver cenewal princes and has been days print to the respective dates of
- 4. In case of default thereor. Trustee or Beneficiary may, but reed toot, make any payment or perform any or hereinbefore required of Grantors in any form and manner decimed expedient, and may, but need not, make full or partial payments of principal or interest on prior encounts ances it any, and purchies, discharge compromise or extitle say tax lines or other prior lien in title or claim thereof, or redeem from any tax sale or furfeiting gaid premises or extite any tax hereof other paids being or other paids then or claim thereof, or redeem from any tax sale or furfeiting and premises are submitted, and all expenses paids a more of our or discontinuous and on the furfeiting and attainers free, and any other moneys advanced by Trustee or Beneficiary to protect the mortgy-ged premises and the benefit of our hand distribute ones are discretely make any other moneys advanced by Trustee or Beneficiary compensations of the purpose and the benefit of our payment that the other distributes of the proposed payment of any default become immediately due and payable without notice and with including attainers of considered as a waiver or any right accruing to them on account of final pay default become on the part of Grantors.
- 5. The Trustee or Beneficiary benefit secured making any parment herebs 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 lieu or title or claim thereof
- 6. Grantors shall pay each item of indebtedness herein mentioned, both principal and interest, when due according to the terms bersof. At the option of beneficiary, and without notice to Grantors, all unput indebtedness secured by the Trust Deed shall, indevithatanding anything in the Laim Agreement on this Trust Deed to the trustrary, become due and payable (a) immediately in the case of default on making payment of terms into 10 min in the Laim Agreement, or it when default shall occur and continue for three days in the performance of any other agreement of the Grantors herein contained on the performance of any other agreement of the Grantors herein contained, or to immediately if all or part of U.s.p. 20 1000 are said or transferred by the Hennites without Henditeary's prior written constained.
- 7. When the indebtedness here is secured about transferred by the Lieunian without Bendiciary a prior written consent.

 2. When the indebtedness here is secured about the transferred to the first the first bendiciary of Trustees shall have the right to force lise the lieunian for all series shall be allowed and only so is a additional indebtedness on the septentians and expensions which may be paid or as or behalf of Trustee or Beneficiary for attainers and superiors which may be paid or as or behalf of Trustee or Beneficiary for attainers and superiors of few Trustees after appears of few outlaw for documentary and superiors distinct and costs which may be estimated in to terms to be expended after entry of the terrer of precuring all entries in the 1 this search is an assumant one government of the expension of the trustees of the entries of the expension of the trustees and expension of the trustees are either to present such and expension of the trustees of the entries of the commencement of the entries of
- 8. The proceeds of any ferectours sale of the permit of sale distributed and applied in the following order of priority. First, on account of sit costs and expenses incident to the foreclosure proceedings including all such items as are mentioned in the percentage paragraph hereof excount all other items which under the terms hereof constitute secured indebtedness additional to that evidenced by the Lond Agreement, with interest thereon as herein possible, all principal and interest remaining unpaid on the note, fourth, any overplue to Grantors, their heirs, legal representatives or assigns, as their rights may appear.
- assigns, as their rights may appear.

 If you at any time after the filing of a bill to foreclose this? Their different which such bill offler may appear a recover of said premises. Such appointment may be made rither before or after after the grant to the their regard to the solvency or unsolvency of for all a first time of application for such means and without regard to the their value of the premises or whether the said, whall 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 period such foreclosure outstand, in case of a sale and a deficiency of under their idistaturary period of redemption, whether there be redemption of under seaver, sould be entitled to collect a such as a consequent for the intervention of such receiver and unique to the intervention of such receiver on are usual in such cases for the prisection, possession control, management and operation of the premises of the prisection, possession of 11. The indebtedness secured hereby, or by any decree force losing their rival is a possible time may authorize the receiver to apply the net income in his hands or payment in whole or in part of 11. The indebtedness secured hereby, or by any decree force losing their rival is a "in via as "special assessment or other hen which may be in force losing their rival is a "in via as "special assessment or other hen which may be in force force out the limit heritafor of such decree, provided each application is made prior to the limit heritafor of such decree, provided each application is made prior to the limit heritafor of such decree, provided each application is made prior to the limit heritafor of such decree, provided each and deficiency in case of a zet and deficiency.
- 10. The Trustee or Beneficiars has the option to demand that the balance due on the foar oscillation deed by this trust deed be paid in full on the third entiscensisty of the foar has a fixed interest rate. If the option is ease of ref. Grantors will be given written notice of the election at least 90 days before payment in full is due. If payment is not made when due. Trustee or Beneficiars has the right to excluse any remedies permitted up. this trust deed.
- 11. No action for the enforcement of the lien or of any provision hereof shall be subject to my define which would not be good and available to the party interposing same in an action at law upon note hereby secured.
 - 12. Trustee or Beneficiary shall have the right to inapact the premises at all reasonable times an lace as therein shall be permitted for that purpose
- 13. Trustee has no duty to examine the ritle, location existence or condition of the premises, not call frustee be obligated to record this trust deed or to exercise any power herein given unless reastly obligated by the terms hereof, now he liable for any acts or omessions hereunder, except in case of a trustee or insacinduct and frustee may require indemnities satisfactory to Trustee before exercising any power horein given
- 14. Upon presentation of satisfactory evidence that all indebtedness secured by this Trist Deed issues hear fully prod, asther before or after maturity, the Trustee shall have full authority to release this doed, the lien thereof, by proper maturiment.
- 15. In case of the resignation, inability or refusal to act of Trusting, the Beneficiary shall have the authority to appoint a Science for in Trust. Any Successor in Trust hereunder shall have the identical powers and authority as are herminglisen Trust person.

 16. This Trust Deed and alternative ferror, so restered to and be binding upon Grantous and all persons claiming extens of through Grantous, and the word "Grantous" when used herein shall ude all such persons and all persons are persons and all persons and all persons are persons are persons and all persons are persons and all persons are person 16 This Trust Deed and all include all such persons and all a straight metude all such persons and all a straight and beneficiary as used herein shall it makes and

FOR RECORDENCE OF LIX TURPONES INSERT STREET AT OF LIS OF ABOVE DESCRIBED PROPERTY FRE NAME The Associates Finance 1275 Naper Blvd. STREET Naperville, IL 60540 CITY INSTRUCTIONS OR RECORDER'S OFFICE BOX NUMBER ...

> ក្រុម ប្រធានិក្សា ។ គ្រឹក្សាសិក្សា ម៉ាសិក្សា Born Comments Companies Comment