TRUST DEED
Acrount No. 0208012
Order No. 35087022

## THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE, made	June 23rd		.19 94 be	tween Ransie	E. Smith
Operations Vice-Preside	nt .	herein refer	red to as "Grant Terrace	ore", and F.E	
herein referred to as "Frustee", with		OEKO TOK	1CCT GCC	ayanda a a kayarantin maadaayaa san ay dhayar ee e	Illinois,
THAT MAICOCAD IN COMME		Associates Finan	ce, Inc., hørein i	referred to as "Ber	eficiary", the legal holder
of the Loan Agreement hereinafter One and 43/100	described, the principal	amount of T	hirty Six T	housand Five Dollars (	Rundred Thirty <b>3</b> 36,531.43
together with interest thereon at the	rate of (check applicab	le box):			
Agreed Rate of Interest. 1	a variable interest rate l	loan and the inter	est rate will incre		
	he initial Bank Prime Lo	en retwis <u>N/A</u> herefore, the initia	%, which is th d interest rate is	e published rate ac N/A % per y	s of the last business day ear. The interest rate will
increase or decrees yith changes preceding month, has increased of current interest rate is based. The interest rate ever be less time. No. First Payment Date.	r decreased by at leasi interest rate cannot inci	t 1/4th of a perce rease or decreas	antage point from a more than 2%	m the Bank Prime i in any year, in no	Loan rate on which the revent, however, will the
Adjustments in the Agreed Rate rithe month following the anniversar Agreement will be paid by the last printerest rate increase after the last a	y rate of the loan and	every 12 months	thereafter so f	hat the total amou N/A . Associate	int due under said Loan
The Graniors promise to pay the	anid num in can said le	an Acreament of	l man dala hara	with made nevebl	a io tha Nanatidani, nad
delivered in 180 consecution 5.70.90 followed by 19.94 and the remaining installed made payable at Galumet City	ve monthly installments N/A at \$ -0 lents continuing on ine s	. I at : 0 , with th same day of each	s 623.66 ne first installmer month thereafts	nt beginning on or until fully paid, Al	d by 179 at August Lat late
appoint.  NOW, THEREFORE, the Orankers to secure this and agreements necess contained, by the Orankers to CONVEY and WARRANT unto the Trustee, its succe COUNTY OF	be parterned, and also in conside	vation of the sum of One recribeuring bissele and	Dollar in hand paid, the	Incorpt whereof is hereby a	ickinowledged, do by these presents -
PIN: 25-03-312-075					
Legal Description: Lot 176 of West Chesterf	in let the many A. Co.	heliu i a i on o	Xthe City	of Chlouns (	Country of Cook
State of Illinois, According Deeds of Cook County,	ding to the Plat Illinois, on th	Thereof Rec	corded in t	he Office of	the Recorder
14461739, Pages 37, 38 a ALSO COMMONLY KNOWN AS:		Chicago III	inain albig		
which, with the properly here-nather described, is refer		Corcago, III			
TOOETHER with improvements and features now				<b>f</b>	and the same of th
TO HAVE AND TO HOLD the premises unto the under and by virtue of the Homostead Exemption Caw				l lee and truffe hereit est to ealy it let se and waive.	THE THE HOTE AN HUTTE AND DECEMBE
This Trust Deed consists of two pidead) are incorporated herein by re					
assigns. WiTNESS the hand(s) and seal(s	n of Grantors the day at	nd veer first above	n written.		,
					1.5
Distace Com	200/	(BEAL)			(95ALA)
Bessie E. Smith	the property of the control of the c			342	70238
	hadigaalikeleyene oo dha araayad taasaaganda yaar arroqo'a saadhaaagaada baaga ii dhaaga i	(SEAL)	annini or ex alexi are area and about arm		meno;
		0	<b>14</b> (D) -1		
STATE OF JULINOIS,				Chunk in the files shows	M, DO HERENY CENTIFY THAT
Cook Cook				COLE 117, 111 ET & BELLE STOFFE	
county or/			and the same are the same and the same and the		ent keet commissioner emp o na veilig oo oo oo oo
		•		na to be the same person : this day in person and sokn	whose name 18 subscribed to
OFFICIAL S	EAL"				and voluntary act, for the uses and
SUSANN M. THY		purposes therein set A	orlin.		
NOTARY PUBLIC, STATE O	FILLINOIS &	CITYTH UNION MY N	and and Modelet Real th	Mac IX	25 / /
Andrea with an excession		atument was prepared b		•	159th Street
		sociates Fir	iance, Inc.	Calumet	City, TL, 60409

BORROWER COPY (1)

RETENTION COPY (1)

- t. Craniors shall (1) promptly rupair, restore or rebuild any buildings or improvements now or herselfier on the premises which may become damaged or be destroyed, (2) keep said premises in good condition and repair, without waste, and free from mechanic's or other liens or claims for lien not expressly subordinated to the lien hersof, (3) pay when due any indebtedness which may be secured by a firen or charge on the premises superior to the lien hersof, and upon request sushibit satisfactory evidence of the discharge of such prior lien to Trusted or to Banetoury, (4) complete within a reasonable time any building or buildings now or at anythmy in process of erection upon said premises, (5) comply with all requirements of law or municipal ordinance with respect to the premises and the use filtereaf. (8) make no material alterations in and premises except as explicitly features.
- 3. Orantors shall pay before any penelty affaches all general taxes, and ahall pey special taxes, special assessments, water charges, sewer hence charges, and other charges against the present default heraunder Grantors shall pay in full under protest, in the material provided by statute, any tax or assessment which Grantor may desira to contest.
- 3. Sankers that keep all buildings and improvements now or hereafter allusted on said premises insured against loss or damage by first lightning or windsform under policies providing for payment by the insufance companies of moneyc sufficient wither to pay the dost of replacing or repairing the same or to pay in full the indebtedness secured hereby, all in obtupanies sabstactors to the Beneficiary, under insurence policies payable, in case of loss or damage to Trustee for the benefit of the Heriefchary, such inputs to be enderced by the standard mortgage crause to be affected to each policy, and shall deliver all policies, including additional and renewal policies to Beneficiary, and in oses of insurance about to expire, shall deliver renewal policies not less than tex days since to the respective dates of expiration.
- 4 to cash of detact the sin, Trustee or Beneficiary may, but need not, make any payment or perform any act hereinbefore required of Grantors in any form and manner deemed appedient, and may, but need not, make full or partial payments of principal or interest on prior excumbrances, if any, and purchase, discharge, consprorts or settle any tax liter or other prior lien or site or collect the restrict of the prior lien or title or fortestive effecting said primates or contest any tax or primates or retire any tax lies or their prior lien or title or claim thereof, or redeem from any tax saids or fortestive effecting said premises or contest any tax or assessment. All morteys paid for any of the purposes herein authorized and all expenses paid or incurred in correction thereinst, including alterney's fees, and may offer moneys advanced by Trustee or Beneficiary to protect the mortey and shall be the red of the lien hereof, shall be so much additional indestedness secured fieldly and payable without notice and with interest it thereof at the annual percentage rate stated in the Lian Agreement the Trust Deed secures lineation of Trustee or Beneficiary shall never be considered as a waiver of any right account of any detail thereon at the ended on the part of Grantors.
- 5. The Truster or Benefity y a veby secured making any payment hataby authorized relating to taxed or assessments, may do so according to any bit, statement or estimate produced from the appropriate public office without in turning into the accuracy of such bit, statement or estimate or into the validity of any tax, assessment, sale, forfeiture, tax hen or title or oterm thereof.
- 6. Crantors shall pay each it an of indebtadness herein mentioned, both principal and interest, when due according to this terms herent. At the opinion of Boneficiary, and without notice to Grantors, all unpaid indebtadness sect, ed. If the Trust Deed shall, individualizateding anything in the Loan Agrisement or in this Trust Deed to the Contrary, become due and contrary, become due and contrary to performance of any other agreement of the Crantors herein contained, or (c) immediately if an or art if the previous are sold or transferred by the Grantors without Beneficiary's prior written consent.
- 7. When the indebtednesh hereby secure. Shill become due whether by acceleration or otherwise, Beneficiary or Trustee shall have the right to foreclose the lien hereof, there shall be allowed and include. PL additional indebtedness in the decree for sale all expenditures and expenses which may be paid or incurred by or no behalf of Trustee or Beneficiary for attornay's fees, Trustee's fees, apprair ars' lies, outsay for documentary and superf evidence; stanographers' charges, publication costs and costs (which may be estimated as to items to be expended after entry or the decree) of procuring all rich absences of little searches and examinations, guarantee policies. Torrens castificates, and similar data and examinate as with respect to this as a trustee or Beneficiary may steem to be it hereons any steem to be the heaviers at each sale which may be had prevented except the decree the interest steems are whon may be had prevented except the object of the filter or the value of the promise. All expenditures and interest thereon at the annual percentage rate stand which the preparation of the prevented by Trustee or Beneficiary in conviction with (a) any proceeding, including probate and bankruptcy proceedings, to vinch either of them shall be a party, either as plaintif, claimant or defendant, by reason of the Trust Decoration any investedness hereby assured, or (b) preparations for the commencement of any stall highly any thread, whether or not schally commenced, or (c) preparations for the detense of any threaders any threaders any threaders and the original and bankruptic the premises or the execute of such right to foreclose whether or not schally commenced, or (c) preparations for the detense of any threaders and the execute of such right to foreclose whether or not schally commenced.
- 8. The proceeds of any foreclosure sale of the premises shall be liet/blued and applied in the following order of priority. First, on account of all costs and expense incident to the foleclosure proceedings, including all such items as are managened in the preceding. The proceding all such items which under the terms hereof constitute secured indebtedness additional to the evidenced by the Loan Agreement, with interest thereon as herein provider, by d, all principal and interest remaining unusual on the note, fourth, any overplus to Chantors, their heirs, legal representatives or assigne, as their rights may appear.
- 9. Upon, or at any time after the filing of a bill to foreclose this trust deed, the point 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 solvenup or insolvenup or district a state time of application for such receiver and without regard to the time return of the premises or whether the same shall be their occupied as a homestead or not and the Trustee hareunder may be appoint a such receiver. Such receiver shall have the power to collect the rems, results and profits of said personal during the personal or such receiver, but his receiver and into the rems, results and profits of said personal during the personal collect for collect the premise of united to profit a factor personal during the profits and all other powers which may be necessary or are usual in such cases for the profession, control, management and operation of the premises during the while of said personal the Court him time has surfaced. The Court him time has surfaced as a series of the profession, position, position, position, profits or in part of .(1) The interestiones secured hereby, or by any decreal for clossing the Trust Deed, or any las, special assessment or other lien which may be or become superior to the lien hierard or of such decrea, provided such application is made prior to foreclosus secure of a agine and closers.)
- 10. No action for the enforcement of the lien or of any provision hareof shall be subject to any defail; witch would not be good and available to the party interposing same in any action at tax upon the note hereby secured.
  - 11. Truster or Beneficiary shall have the right to inspect the promises at all reasonable times and access the up yield be permitted for that purpose
- 12. Trustee her no duty to sizemine the title, location, existence, or condition of the premises, no. shell Trustee | pobligated to record this Trust Deed or to exercise any power herein given unless expressly obligated by the terms hereof, not be liable for any acts or pressions hereunder, except in case of gross negligenor or in econduct and Trustee may require indemnities existency to Trustee before exercising any power herein given.
- 19. Upon presentation of satisfactory evidence that all indebtedness esoured by this Trust Deed has been fully paid, either Jehric 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 suthority to appoint a Successor in Trust. Any Successor in Trust hereunder shall have the identical site, powers and authority at are herein given Trustee.
- 15. The Trust Deed are improvisions hereof, shall extend to and be binding upon Crantors and all parante claiming under or through (Prix 10.), and the word "Grantors" when used herein shall include all such parante and all purpose liable for the payment or the indebtedness or any part thereof, whether or not such parante shall have a couled the Loan Agreement or this Trust Deed. The term Beneficiary and thereof the mean and include any successors or assigns of Beneficiary.

To Tours

P. C. W. / Y. . / E. Y

NAME Associates Finance, Inc.

ataget 2020 E. 159th Street

Calumet City, Illinois, 60409

FOR RECONLERS INDEX PURPOSES INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

COOK COUNTY RECORDER

DEPT-01 RECOLDING

9247 S. Forest

Chicago, Illinois, 60619

T#5555 TRAN 0821 06/29/94 16:10:00 #7735 # JJ #-94-570238

INGTRUCTIONS

OR

RECORDER'S OFFICE BOX NUMBER\_\_\_\_\_

007004 Rev. 7-910 B.)

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006808

\$23.50