

UNOFFICIAL COPY

TRUST DEED

THIS INDENTURE, made May 4 1994 between Mary Ector herein referred to as "Grantors", and Ronald A. Holman of 8131 LBS Fwy, Dallas, TX herein referred to as "Trustee", witnesseth:

THAT, WHEREAS the Grantors have promised to pay to H.C.P. Sales, Inc. hereinafter referred to as "Beneficiary", the legal holder of the Home Improvement Contract hereinafter called "Contract" and described, the sum of 9744.84 Nine Thousand Seven Hundred Forty Four and 84/100 Dollars (9744.84), evidenced by one certain Contract of the Grantors of even date herewith, made payable to the Beneficiary, and delivered, in and by which said Contract the Grantors promise to pay the said sum in 84 consecutive monthly installments: 83 at \$ 116.01, followed by 1 at \$ 116.01, followed by 0 at \$ 0, with the first installment beginning on 7/20 1994 and the remaining installments continuing on

the same day of each month thereafter until fully paid. All of said payments being made payable at 3851 N. Cicero, Chicago, IL 60641 Illinois, or at such place as the Beneficiary or other holder may, from time to time, in writing appoint.

The principal amount of the Contract is \$ 6100.00. The Contract has a Last Payment Date of 6/20/01.

NOW, THEREFORE, the Grantors to secure 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 also in consideration of the sum of One Dollar in hand paid, the receipt whereof is hereby acknowledged, do by these presents CONVEY and WARRANT unto the Trustee, its successors and assigns, the following described Real Estate and all of their estate, right, title and interest therein, situate, lying and being in the City of Chicago COUNTY OF COOK AND STATE OF ILLINOIS, to wit:

Lot 216 in A. Cummings Subdivision of Blocks 2, and 7, Blocks 3 and 6 (except the East 340 Feet thereof) and Lots 1 and 2 in Block 5, all in Subdivision of the South 1/4 of the South West 1/4 of Section 18, Township 38 North, Range 14, East of the Third Principal Meridian, P.L.N. 20-18-311-013 C.K.A. 6233 S. Cicero, Chicago, IL. which, with the property hereinafter described, is referred to herein as the "premises"

TOGETHER with improvements and fixtures now attached to either with easements, rights, privileges, interests, rents and profits. 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 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

COVENANTS, CONDITIONS AND PROVISIONS

- 1. Grantors shall (1) promptly repair, restore or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or be destroyed, (2) keep said premises in good condition and repair, without waste, and free from mechanics' or other liens or claims for lien or claim, and (3) pay when due any indebtedness which may be secured by a lien or charge on the premises superior to the lien hereof, and upon request exhibit satisfactory evidence of the discharge of such prior liens to Trustee or to Beneficiary, (4) complete within a reasonable time any building or buildings now or at any time in process of erection upon said premises, (5) comply with all requirements of law or municipal ordinances with respect to the premises and the use thereof, (6) 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 service charges, and other charges against the premises when due, and shall, upon written request, furnish to Trustee or to Beneficiary duplicate receipts therefor. To prevent default hereunder Grantors shall pay in full under protest, in the manner provided by statute, any tax or assessment which Grantor 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 moneys sufficient either to pay the cost of replacing or repairing the same or to pay in full the indebtedness secured hereby, all in companies satisfactory to the Beneficiary, under insurance policies payable, in case of loss or damage, to Trustee for the benefit of the Beneficiary, such rights to 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 hereinbefore required of Grantors in any form and manner deemed expedient, and may, but need not, make full or partial payments of principal or interest on prior encumbrances, if any, and purchase, discharge, complete or settle any tax lien or other prior lien or claim thereof, or redeem from any tax sale or foreclosure 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 to them on account of any default hereunder on the part of Grantors.

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

Mary Ector (SEAL) _____ (SEAL) _____ (SEAL) _____

STATE OF ILLINOIS,)
County of COOK)
I, GARY MARTIN)
Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT

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 she signed and delivered the said instrument as her free and voluntary act, by the uses and purposes therein set forth. GIVEN under my hand and Notarial Seal this 4 day of MAY 1994



This instrument was prepared by S. DesKowitz 3851 N. Cicero, Chicago, IL 60641

13-802 IL



Portfolio Purchase by: 8131 LBS Fwy, Suite 100 Dallas, TX 75251

2350 TT

COVENANTS, CONDITIONS AND PROVISIONS CONTAINED HEREIN ARE SUBJECT TO THE TERMS AND CONDITIONS OF THE TRUST DEED

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5. The Trustee or Beneficiary hereby warrants and agrees to pay or cause to be paid by the Grantor or its successors, agents, assigns or assigns-in-interest, all unpaid indebtedness secured by this Trust Deed, notwithstanding anything in the Contract or in this Trust Deed to the contrary, becoming due and payable, as provided in the Contract, in the event of default in making payment of any installment on the Contract, or when such default shall occur and continue for three days in the performance of any other agreement of the Grantors herein contained, or if immediately after the sale of the premises are sold or transferred by the Grantors without Beneficiary's prior written consent.

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, with or without notice to Grantors, all unpaid indebtedness secured by this Trust Deed shall, notwithstanding anything in the Contract or in this Trust Deed to the contrary, become due and payable, as provided in the Contract, in the event of default in making payment of any installment on the Contract, or when such default shall occur and continue for three days in the performance of any other agreement of the Grantors herein contained, or if immediately after the sale 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 such foreclosure hereof, there shall be allowed and included as 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, stenographic charges, publication costs and costs which may be incurred as to items to be expensed and costs of the decree of procuring all such abstracts of title, 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 reasonably necessary either to prosecute such suit or to evidence to bidders at any sale which may be had pursuant to such decree the true and valid nature of the title hereof. 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 set forth in the Contract, by Trust Deed security, when paid or incurred by Trustee or Beneficiary in connection with or in any proceeding, including probate and bankruptcy proceedings, in which either of them shall be a party, either as plaintiff, claimant or defendant, by reason of this Trust Deed or any indebtedness hereby secured, or the preparations for the commencement of any such proceedings hereof after accrual of such right to foreclose, whether or not actually commenced, or for 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 incidental 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 constitute secured indebtedness additional to that evidenced by the Contract, with interest thereon as herein provided; third, all principal and interest remaining unpaid on the note; fourth, any surplus to Grantors, their heirs, legal representatives or assigns, in their rights they 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 and 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, to have the custody of such foreclosed and to give or cause a sale and a return to be made during the full statutory period of redemption, whether there be redemption or not, and to do any and every other act which Grantor, except for the intervention of such receiver, would be entitled to do in such premises and profits, and all other powers which may be necessary or reasonable to carry out the purpose of possession, control, management and operation of the premises during the whole of said period. The Court from time to time may authorize the receiver to apply the net income, in his hands, to the payment in whole or in part of: (1) The indebtedness secured hereby, or by any decree enforcing this Trust Deed, or any tax, special assessment 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 entering 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 the duty to examine the title, litigation, existence or condition of the premises, nor shall Trustee be obligated to record this Trust Deed, or to exercise any power hereby 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 and obtain satisfactory evidence 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 execute a final 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 same title, powers and authority as are herein given Trustee.

15. This Trust Deed and all provisions hereof shall bind and be binding upon Grantors and all persons claiming under or through Grantors, and the words "Grantors" when used herein shall include all such persons and all persons liable for the payment of the indebtedness of any part thereof, whether or not such persons shall have executed the Contract or this Trust Deed. The term Beneficiary as used herein shall mean and include any successors or assigns of Beneficiary.

ASSIGNMENT

For value received, the undersigned, the beneficiary under the within Trust Deed hereby transfers, sets over and assigns the beneficial interest under such Trust Deed and the obligation secured thereby to _____

IN WITNESS WHEREOF, the undersigned has set its hand and seal this _____ day of _____, 19____.

Dealer

CORPORATE SELLER SIGN HERE

ATTEST:

Its Secretary

ACKNOWLEDGMENT BY INDIVIDUAL OR PARTNERSHIP BENEFICIARY (SELLER)

STATE OF ILLINOIS
County of _____
I, _____, a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT _____ who is personally known to me to be the same person whose name subscribed to the foregoing Assignment appeared before me this day in person and acknowledged that the said Assignment as _____ free and voluntary act GIVEN under my hand and Notarial Seal this _____ day of _____, A.D. 19____.

94681252
COOK COUNTY RECORDER
\$228.50
DEPT-01 RECORDING
190012 TRAN 7722 08/02/94 08:51:00
\$228.50

ACKNOWLEDGMENT BY CORPORATION (SELLER)

STATE OF ILLINOIS
County of _____
I, _____, a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT _____ who is personally known to me and who executed the foregoing Assignment as president and secretary, respectively, of the corporation named therein and acknowledged that they signed and delivered the same as their free and voluntary act as such officers in the name of and on behalf of said corporation for the uses and purposes therein set forth GIVEN under my hand and Notarial Seal this _____ day of _____, A.D. 19____.

DELIVERY INSTRUCTIONS
NAME
STREET
CITY
FOR RECORDERS INDEX PURPOSES
INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE
OR
RECORDER'S OFFICE BOX NUMBER