

TRUST DEED

THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE, made 6-16 1994, between ROSE L. PHIPPS WEBB + ALICE MAY WEBB + GWENDOLYN I. ROBINSON herein referred to as "Grantors", and Ronald C. Holman of 8131 LAS FREEWAY STE 400, DALLAS, TX, 75251 Illinois, herein referred to as "Trustee", witnesseth:

THAT, WHEREAS the Grantors have promised to pay to ARKWAY CONST. CO INC. herein referred to as "Beneficiary", the legal holder of the Home Improvement Contract hereinafter called "Contract" and described, the sum of THIRTY THREE THOUSAND FOUR HUNDRED FIFTY TWO DOLLARS AND 40/100 Dollars (\$33,452.40), 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 120 consecutive monthly installments: 119 at \$ 278.77, followed by 1 at \$ 278.77, followed by N/A at \$ N/A, with the first installment beginning on 8/18 1994 (Month & Day), and the remaining installments continuing on the same day of each month thereafter until fully paid. All of said payments being made payable at 1962 N. CRYSTON CHICAGO, IL. 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 \$ 17,612.00. The Contract has a Last Payment Date of 7/18/04, 19 .

NOW, THEREFORE, the Grantor in 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 Lynwood

COUNTY OF COOK AND STATE OF ILLINOIS, to wit:
LOT 33 IN LYNWOOD TERRACE UNIT #5, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 35 N, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS
PIN # 33-07-112-012 93451791
COMMONLY KNOWN AS: 19725 S. TERRACE AVE, LYNWOOD

DEPT-01 RECORDING \$23.50
T#0012 TRAN 772 08/02/94 09:03:00
#8267 \$ SK #-94-681291
COOK COUNTY RECORDER

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 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

- 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 mechanic's or other liens or claims for lien not expressly subordinated in the lien hereof, (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 lien 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 to said premises except as required by law or municipal ordinance.
- Grantors shall pay before any penalty attaches all general taxes, and shall pay special taxes, special assessments, water charge, 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.
- 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 mortgage or 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 renewed policies not less than ten days prior to the respective dates of expiration.
- In case of default therein, Trustee or Beneficiary may, but need not, make any payment or perform any act herebefore 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, compromise or settle any tax lien or other prior lien or title or claim thereof, or redeem from any tax sale or forfeiture affecting said premises or consent 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 Contract this Trust Deed secures. Inaction of Trustee or Beneficiary shall not be considered as a waiver of any right accruing to them or anyone 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.

X Rose L. Phipps Webb (SBAL) X Gwendolyn I. Robinson (SBAL)
X Alice May Webb (SBAL)

STATE OF ILLINOIS, I, STEVEN M. ZINAMON
County of Cook SS. a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT ROSE L. PHIPPS-WEBB, ALICE MAY WEBB, + GWENDOLYN I ROBINSON who ARE personally known to me to be the same person S whose name 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 16th day of JUNE, A.D. 1994
[Signature] Notary Public

This instrument was prepared by DENNIS W Hill (Name) 1962 N. CRYSTON, CHICAGO IL 60614 (Address)

23.50
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5. The Trustee or Beneficiary hereby secured making any payment hereby authorized relating to taxes or assessments, may have and shall have...

6. Grantors shall pay each item of indebtedness herein mentioned, both principal and interest, when and according to the terms hereof...

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...

8. The proceeds of any foreclosure sale of the premises shall be distributed and applied in the following order of priority: First, an amount of all costs and expenses incidental to the foreclosure proceedings...

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...

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 accepting same...

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 receive any proceeds herefrom unless expressly obligated by the terms hereof...

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 hereof, by proper instrument.

14. In case of the resignation, incapacity or refusal 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 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 on any part thereof...

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...

Declarer (SEAL)

CORPORATE SELLER SIGN HERE

ATTEST: (Its Secretary) (Name and Title)

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 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 the said Assignment as free and voluntary GIVEN under my hand and Notarial Seal this day of A.D. 19

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 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

NAME STREET CITY

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

INSTRUCTIONS

OR

RECORDER'S OFFICE BOX NUMBER