

TRUST DEED

UNOFFICIAL COPY 94839333

THE ABOVE SPACE FOR RECORDB USE ONLY

THIS INDENTURE, made SEPTEMBER 20th, 19 94, between EDWARD D. MOORE a bachelor herein referred to as "Grantors", and F.E TRONCONE of OAKBROOK, Illinois,

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 hereinafter described, the principal amount of FORTY-SEVEN THOUSAND THREE HUNDRED AND SIXTY-FIVE & 83/100 Dollars (\$47365.83), together with interest thereon at the rate of (check applicable box):

NA Agreed Rate of Interest: NA % per year on the unpaid principal balances. NA 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 NA 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 NA %, which is the published rate as of the last business day of NA, 19 NA; therefore, the initial interest rate is NA % 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 NA % per year nor more than NA % 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 NA, 19 NA. 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 NA consecutive monthly installments: NA at \$ NA, followed by NA at \$ NA, followed by NA at \$ NA, with the first installment beginning on NA, 19 NA and the remaining installments continuing on the same day of each month thereafter until fully paid. All of said payments being made payable at NA, Illinois, or a such place as the Beneficiary or other holder may, from time to time, in writing appoint.

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, title and interest therein, situate, lying and being in the COUNTY OF COOK AND STATE OF ILLINOIS, to wit:

LOTS 5, 6 IN SUBDIVISION OF LOTS 26, 27, 28, 29 AND 30 IN BLOCK 5 IN CENTRAL PARK ADDITION TO CHICAGO, A SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF HARRY POINT ROAD, IN COOK COUNTY, ILLINOIS.

TAX ID NO. 16-14-209-025 CKA: 3452 W JACKSON, CHGO, IL

DEPT-01 RECORDING \$23.50 T#1111 TRAN 6690 09/28/94 12:32:00 #1845 CG \*94-839333 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 terms 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.

Edward D. Moore (SEAL) EDWARD D. MOORE (SEAL)

STATE OF ILLINOIS, ss. County of COOK

JAY F. MILLER a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT EDWARD D. MOORE

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 signed and delivered the said Instrument as HIS free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 20th day of SEPTEMBER, A.D. 19 94

This instrument was prepared by E. VALENCIA (Name) 6500 W IRVING PK RD, CHGO (Address)

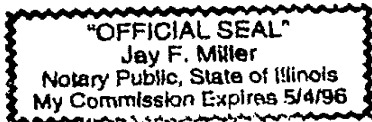


Table with 2 columns: Description, Count. ORIGINAL (1), BORROWER COPY (1), RETENTION COPY (1)

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INSTRUCTIONS  
OR  
RECORDER'S OFFICE BOX NUMBER  
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# UNOFFICIAL COPY

TRUST DEED

94839333

94839333

THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made SEPTEMBER 20th, 19 94, between EDWARD D. MOORE  
a bachelor herein referred to as "Grantors", and F.E TRONCONE  
of OAKBROOK, Illinois,

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 hereinafter described, the principal amount of FORTY-SEVEN THOUSAND THREE HUNDRED AND SIXTY-FIVE & 83/100 Dollars (\$47365.83), together with interest thereon at the rate of (check applicable box):

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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 NA 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 NA %, which is the published rate as of the last business day of NA, 19 NA; therefore, the initial interest rate is NA % 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 NA % per year nor more than NA % per year. The interest rate will not change before the First Payment Date.

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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 NA consecutive monthly installments: NA at \$ NA, followed by NA at \$ NA, followed by NA at \$ NA, with the first installment beginning on NA, 19 NA and the remaining installments continuing on the same day of each month thereafter until fully paid. All of said payments being made payable at NA Illinois, or at such place as the Beneficiary or other holder may, from time to time, in writing appoint.

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, title and interest therein, situate, lying and being in the COUNTY OF COOK AND STATE OF ILLINOIS, to wit:

LOTS 5, 6 IN SUBDIVISION OF LOTS 26, 27, 28, 29 AND 30 IN BLOCK 5 IN CENTRAL PARK ADDITION TO CHICAGO, A SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF BARRY POINT ROAD, IN COOK COUNTY, ILLINOIS.

TAX ID NO. 16-14-209-025  
CKA: 3452 W JACKSON, CHGO, IL

DEPT-01 RECORDING \$23.50  
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#1845 # CG #94-839333  
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.

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.

Edward D. Moore (SEAL) 94839333 (SEAL)  
EDWARD D. MOORE (SEAL)

STATE OF ILLINOIS, )  
County of COOK ) ss.

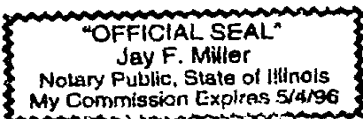
JAY F. MILLER  
a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT  
EDWARD D. MOORE

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 signed and delivered the said instrument as HIS free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 20th day of SEPTEMBER, A.D. 19 94.

This instrument was prepared by

E. VALENCIA (Name) 6500 W IRVING PK RD, CHGO (Address)



ORIGINAL (1)
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RETENTION COPY (1)

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INTERCITY EXPRESS

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6500 W. Irving Park  
Suite J1  
Chicago IL 60631

DESCRIBED PROPERTY HERE

3452 W JACKSON

CHGO, IL 60624

INSTRUCTIONS

OR

RECORDER'S OFFICE BOX NUMBER

94963916

B.)

TRUST DEED

UNOFFICIAL COPY 94839333

THE ABOVE SPACE FOR RECORDED USE ONLY

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

TO HAVE AND TO HOLD the promises unto the said Trustee, its successors and assigns, forever, for the purposes, and upon the use 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.

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Edward D. Moore (SEAL) EDWARD D. MOORE (SEAL)

STATE OF ILLINOIS, )
County of COOK ) ss.

JAY F. MILLER
a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT EDWARD D. MOORE

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 signed and delivered the said instrument as HIS free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 20th day of SEPTEMBER, A.D. 1994
Jay F. Miller Notary Public

This instrument was prepared by E. VALENCIA (Name) 6500 W IRVING PK RD, CHGO (Address)

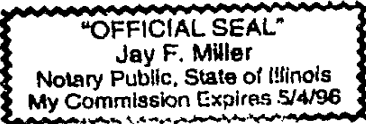


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EXPRESS



THE COVENANTS, CONDITIONS AND PROVISIONS HEREBY REFERRED TO ON THE REVERSE SIDE OF THIS TRUST DEED: **UNOFFICIAL COPY**

Grantors shall (1) promptly repair, restore or rebuild any buildings or improvements now or hereafter on the premises which may become damaged to be destroyed, (2) keep said premises in repair and repair, without waste, and free from mechanics' or other liens or claims for lien not expressly discharged by the lien hereof, (3) pay when due any indebtedness which may be a lien or charge on the premises superior to the lien hereof, and upon request submit satisfactory evidence of the discharge of such prior liens to Trustee or Beneficiary, (4) complete within a reasonable time any building or buildings now or at anytime in process of erection upon said premises, (5) comply with all requirements of law or municipal ordinances with respect to the premises hereof, (6) make no material alterations in 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 charges, sewer service charges, and other charges against the premises when due, and shall, upon written request, furnish 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 the insurance companies of monies 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 Trustee or Beneficiary, and upon request submit satisfactory evidence of the discharge of such prior liens to Trustee or Beneficiary, such rights to be evidenced by the standard mortgage clause to be attached to the 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 date of expiration.

In case of default thereon, Trustee or Beneficiary may, but need not, make any payment or perform any act heretofore required of Grantors in any lien and monies deemed to be due, and need not, make full or partial payment of principal or interest on prior mortgages, if any, and pay taxes, discharge, or settlement of either any tax lien or other prior lien or title of claim or redemption from any tax sale or foreclosure affecting said premises or conduct any tax or process or suffer any tax lien or other prior lien or title of claim thereon, or release from any tax sale or 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 a lien, 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 be immediately due and payable without notice and with interest thereon at the annual percentage rate stated in the Loan Agreement this Trust Deed secures. Trustee or Beneficiary or be considered as a waiver of any right accruing to them on account of any default hereunder on the part of Grantors.

The Trustee or Beneficiary hereby secured making any payment hereby authorized relating to taxes or assessments, may do so according to any bill, statement or estimate procured from the public office without inquiring into the accuracy of such bill, statement or estimate or into the validity of any tax, assessment, sale, forfeiture, tax lien or title or claim thereon.

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, and without notice to Grantors, all unpaid indebtedness secured by this Trust Deed shall, notwithstanding anything in the Loan Agreement or in this Trust Deed to the contrary, become due and payable (a) immediately in the event of default in making payment of any installment on the Loan Agreement, or (b) when default shall occur and continue for three days in the performance of any other agreement of the Grantors contained, or (c) immediately if all or part of the premises are sold or transferred by the Grantors without Beneficiary's prior written consent.

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 suit to foreclose 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 or any attorney's fees, appraisers' fees, costs for documentary and export evidence, stenographers' charges, publication costs and costs (which may be estimated as to items to be added after entry 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 the premises or the value of the premises. All expenditures and expenses of the Trustee or Beneficiary 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 stated in the Loan Agreement this Trust Deed secures, when paid or incurred by Trustee or Beneficiary in connection with (a) any suit to foreclose hereof, including probate and bankruptcy proceedings, to 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 (b) preparations for the commencement of any suit for the foreclosure hereof, the actual of such right to foreclose whether or not actually commenced, or (c) preparations for the defense of any such suit or proceeding which might affect the premises or the security hereof, whether or not actually commenced.

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 sale, 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 secured by the Loan Agreement, 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, as their rights may appear.

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 Grantors at the time of application for such receiver and without regard to the then value of the premises or whether the premises 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 a deficiency, during the full statutory period of redemption, whether there be redemption or not, as well as during any other time when Grantors, 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. The Court from time to time may authorize the receiver to apply the net income of said premises in payment in whole or in part of: (1) The indebtedness secured hereby, or by any decree foreclosing the lien hereof, or any tax, special assessment or other lien which may be or become a lien on the premises or of such decree, provided such application is made prior to foreclosure sale; (2) the deficiency, in case of a sale and deficiency.

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 any action at law on the note hereby secured.

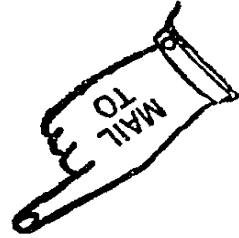
Trustee or Beneficiary shall have the right to inspect the premises at all reasonable times and access thereto shall be permitted for that purpose.

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 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 exercising any power herein given.

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 thereof, by proper instrument.

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.

This Trust Deed and all provisions hereof, shall extend to and 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 or any part thereof, whether or not such persons shall have executed the Loan Agreement or this Trust Deed. The word "Beneficiary" as used herein shall mean and include any successors or assigns of Beneficiary.

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 Clerk's Office

NAME Associates  
 STREET 6450 W. Irving Park  
 Suite J  
 CITY Chicago IL 60634

FOR RECORDERS INDEX PURPOSES  
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 CHGO, IL 60624

INSTRUCTIONS  
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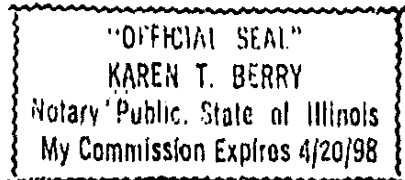
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in the land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 9/8, 1994 Signature: [Signature]

Subscribed and sworn to before me by the said undersigned this 8th day of September 1994.

Notary Public [Signature]



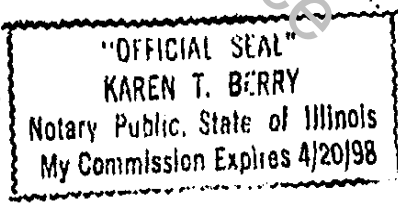
The grantee or his agent affirms and verified that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

94839334

Dated 9/8, 1994 Signature [Signature]

Subscribed and sworn to before me by the said undersigned this 8th day of September 1994.

Notary Public [Signature]



Note: any person who knowingly submits a false statement concerning the indemnity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in the Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)