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DEPT-01 RECORDING

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TRUST DEED

COOK COUNTY RECORDER
THE ABOVE SPACE FOR RECORDERS USE ONLY

Property of Cook County Clerk's Office

INSTRUCTIONS

REVILED

NAME
STREET
CITY

The Associates Finance, Inc.
9166 W. 159th Street
P.O. Box 66
Grand Park IL 60467

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

GIVEN under my hand and Notarial Seal this 15th day of September, 1993
OFFICERS in the name of and on behalf of said corporation for the State of Illinois
of the corporation named therein and acknowledged that they signed and delivered the foregoing instrument and voluntary act as such
who personally known to me and who executed the foregoing instrument and voluntary act as such, respectively,
KIMBERLY B. HARRIS, Secretary

94174451

STATE OF ILLINOIS
County of Cook

ACKNOWLEDGMENT BY CORPORATION (SELLER)

Personally known to me to be the same person whose name was subscribed to the foregoing Assignment, appeared before me this day in person and acknowledged that he signed and delivered the said Assignment as free and voluntary act.
GIVEN under my hand and Notarial Seal this 15th day of September, 1993

94174451

STATE OF ILLINOIS
County of Cook

ACKNOWLEDGMENT BY INDIVIDUAL OR PARTNERSHIP BENEFICIARY (SELLER)

In WITNESS WHEREOF, the undersigned has set his hand and seal this 15th day of September, 1993
WINDOW CONCEPTS, INC.
CORPORATE SELLER SIGN HERE
By [Signature]
(His Secretary)

ATTEST

ASSIGNMENT

For value received, the undersigned, the beneficiary, hereby transfers, sets over and assigns the beneficial interest under such Trust Deed and the obligation secured thereby to Associates Finance, Inc.
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 exercise any power herein given unless expressly obligated by the terms hereof or not be liable for any acts or omissions hereunder, except in case of gross negligence or misconduct and Trustee may require indemnities satisfactory to Trustee before exercising any power herein given.
13 Upon presentation of said instrument, the Trustee shall have full authority to release this Trust Deed, the lien thereon, 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 identical title, powers and authority as are herein given to Trustee.
15 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 Contract or this Trust Deed. The term Beneficiary as used herein shall mean and include any successors or heirs of Beneficiary.
10 No action for the enforcement of the lien or of any provision hereof shall be subject to any defense which would not be the good and available to the party interposing same in an action at law upon or of such decree, provided such application is made prior to foreclosure sale. (2) The deficiency in case of a sale and deficiency.
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. Such appointment may be made either before or after sale, without notice, without regard to the priority of mortgages of Grantors or assignors of Grantors or without regard to the value of said premises or whether the same shall be deemed to be 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 deficiency, during the full statutory period of redemption, whether there be redemption or not, as well as during any further time when the proceeds of such foreclosure suit and in case of a sale and deficiency, during the full statutory period of redemption, and all other powers which may be necessary or are usual in such cases for the protection, preservation, 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 for the net income in his hands in payments of or in part of (1) The indebtedness secured hereby, or by any decree foreclosing 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.
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 herein provided, third, all principal and interest remaining unpaid on the note; fourth, any overplus to Grantors, their heirs, legal representatives or assigns, as their rights may appear.
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 suit to foreclose the lien hereof, there shall be allowed and included as additional indebtedness in the decree for sale all expenditures and expenses which may be incurred by or on behalf of Trustee or Beneficiary for attorney's fees, trustee's fees, appraisers' fees, utility for documents, and expert evidence, commission, charges, publication costs and costs (which may be estimated as to items to be expended 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 title as Trustee or Beneficiary for any deed to be reasonably necessary either to procure such suit or as evidence to holders at any sale which may be had pursuant to such decree the true condition of the title or of the premises. All expenditures and expenses of the nature in this paragraph mentioned shall become a part of the indebtedness secured hereby and unremitted due and payable, with interest thereon at the annual rate stated in the Contract. This Trust Deed secures, when paid or incurred by Trustee or Beneficiary in connection with (a) any proceeding for the enforcement of any part of the foregoing Contract or of this Trust Deed or of any instrument or certificate, by reason of this Trust Deed or any instrument or certificate, or (b) proceedings for the enforcement of any part of the foregoing Contract or of this Trust Deed or of any instrument or certificate, or (c) proceedings for the defense of any threatened suit or proceeding which might affect the premises or the security thereon, whether or not actually commenced.
6 Grantors shall pay each year 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 hereby secured may be paid or tendered by the Grantors without Beneficiary's prior written consent.
5 The Trustee or Beneficiary hereby secures and pays any payment hereby 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 lien or title or claim thereof.
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2 The Trustee or Beneficiary shall have the right to inspect the premises at all reasonable times and access thereto shall be permitted for that purpose.
1 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 or not be liable for any acts or omissions hereunder, except in case of gross negligence or misconduct and Trustee may require indemnities satisfactory to Trustee before exercising any power herein given.