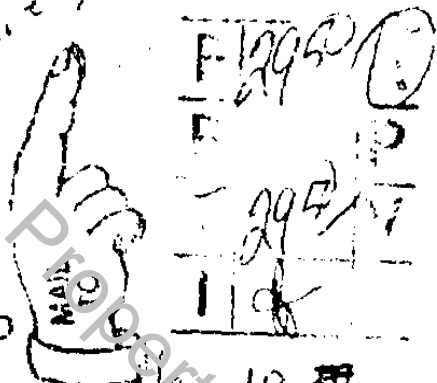


UNOFFICIAL COPY

Max Too
Homemakers Rem.
3943 W. Oakton
Skokie IL 60076

95796674

DEPT-01 RECORDING \$29.50
147777 TRAN 3397 11/16/95 15:12:00
95141 SK #95-796674
COOK COUNTY RECORDER



TRUST DEED

THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE, made Nov 10, 1995, between Reginald Maxwell

herein referred to as "Grantors", and Homemakers Remodeling Inc.
of 3943 W. Oakton Skokie IL, Illinois, herein referred to as "Trustee", witnesseth:

THAT, WHEREAS the Grantors have promised to pay to Homemakers Remodeling, Inc., herein referred to as "Beneficiary", the legal holder of the Home Improvement Contract hereinafter called "Contract" and described, the sum of 1439.22

U.S. Dollars (\$ 1439.22)

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 24 consecutive monthly installments: 24 at \$ 59.97

followed by — at \$ —, followed by — at \$ —, with the first installment beginning on Dec 10, 1995 and the remaining installments continuing on the same day of each month thereafter until fully paid. All of said payments being made payable at 3943 N. Oakton Skokie

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 \$ 1249.00. The Contract has a Last Payment Date of Oct. 10, 1997

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 Cook COUNTY OF Chicago AND STATE OF ILLINOIS, to wit:

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.

95796674

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1. Grantors shall (a) promptly repair, restore or rebuild any buildings or 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 replacement 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 or 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.

2. 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 replacement 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 or 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.

3. 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.

4. Grantors shall promptly repair, restore or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or be destroyed, (a) keep said premises in good condition and repair, without waste, and free from mechanics' or other liens or claims for lien or expressly subcontracted to the lien hereof, (b) 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 or charge upon said premises; (c) comply with all requirements of law or municipal ordinances with respect to the premises and the use thereof; (d) make no material alterations in said premises except as required by law or municipal ordinance.

5. 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.

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, and 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 (a) immediately in the case of performance of any other agreement of the Grantors herein contained, or (b) immediately, in all or part of the premises are sold or transferred by the Grantors with 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 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 paid or incurred by or on behalf of Trustee or Beneficiary for attorney's fees, Trustee's fees, appraisers' fees, costs for documentary and expert evidence, stenographers' 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, forwarrant certificates, and similar data and assurances with respect to title as Trustee or Beneficiary may deem to be reasonably necessary either to procure such suit or to evidence to bidders at any sale which may be had pursuant to such decree the true condition of the title or the value of the premises. All expenditures and expenses of the nature mentioned 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 Contract this Trust Deed secured, 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 the preparations for the commencement of any suit for the foreclosure 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 debts which under the terms hereof constitute secured indebtedness additional to that evidenced by the Contract, with interest thereon as hereinafter provided, third, all principal and interest remaining unpaid on the note, fourth, any amounts to (Grantors, their heirs, legal representatives or assigns, as the right may appear).

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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 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 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 further times 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 in his hands in payments in whole 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.

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 interposing 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 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 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 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 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 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 successor, or assigns of Beneficiary.

WITNESS the hand(s) and seal(s) of Grantors the day and year first above written

x Reginald Maxwell (SEAL) _____ (SEAL)
_____ (SEAL) _____ (SEAL)

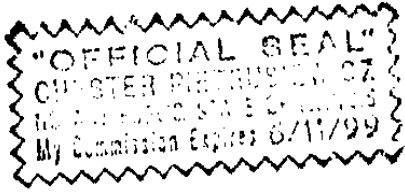
STATE OF ILLINOIS.

County of Cook

I, the undersigned
SS. a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY
CERTIFY THAT Reginald Maxwell

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 a free and voluntary act, for the uses and
purposes therein set forth.

GIVEN under my hand and Notarial Seal this 10th day of
November, A.D. 19 95
[Signature]
Notary Public



This instrument was prepared by
Homemakers Rem. Tr. 3943 W. Oakton
(Name) Shirley H.
(Address) 60076

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ADDITIONAL 1985

RECORDERS OFFICE BOX NUMBER

OR

INSTRUCTIONS

DEED
FILE
VALUATION
RECORD

CITY

STREET

NAME

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

Notary Public

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____

County of _____

I, _____ a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY
CERTIFY THAT

STATE OF ILLINOIS

ACKNOWLEDGMENT BY CORPORATION (SELLER)

Notary Public

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 that _____ signed and delivered the said
Assignment as _____ free and voluntary act,
GIVEN under my hand and Notarial Seal this _____ day of _____ A.D. 19____

County of _____

I, _____ a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY
CERTIFY THAT

STATE OF ILLINOIS

ACKNOWLEDGMENT BY INDIVIDUAL OR PARTNERSHIP BENEFICIARY (SELLER)

ATTEST

CORPORATE SELLER SIGN HERE

(SEAL)

207968774

For value received, the undersigned, the beneficiary under the within First Deed hereby transfers, sets over and assigns the beneficial
interest under such First Deed and the obligation secured thereby to Associates Finance, Inc.
IN WITNESS WHEREOF, the undersigned has set its hand and seal this _____ day of _____ A.D. 19____

ASSIGNMENT

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Legal Description:

LOTS 21 AND 22 IN BLOCK 4 IN ASHLAND'S SUBDIVISION OF THE NORTH THREE QUARTERS AND THE NORTH 33 FEET OF THE SOUTH QUARTER OF THE EAST HALF OF THE NORTHEAST QUARTER (EXCEPT THE NORTH 167 FEET THEREOF) OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index# 20-18-204-018 and 019

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