REVOLVING TRUST DEED

This instrument was prepared by:

Paul D. Fischer, atty.

420 N. Wabash, Suite 203

Chicago, IL 60611

DEFT-01 RECORDING 140000 TRAN 0877 02/16/95 14:34:00 41540 4 A14 #-95-113159 COOK COUNTY RECORDER

THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS TRUST DEED, make February 9	.1995 . between Fatima I. Silva now known
as Fatima I. Rocha murried to Sergio Rocha,	Her Husband
herem referred to as "Mongagors," and Paul D. Fischer,	420 N. Wabash, #203 of Chicago
County, Illinois, herein to	eferred to as TRUSTEE, witnesseth THAT, WHEREAS the
Mortgagors are justly indebted to the legal holders of the Revolvi	ng Loan Agreement (herein called "Agreement") hereinafter
described, said Agreement being a revolute credit loan as define	
being herein referred to as Holders of the Agreement evidenced by	
even date herewith, made payable as stated their and delivered, in	
the indebtedness outstanding from time to time with interest theiro	n, payable in installments pursuant to the Agreement provid-
ing for a line of credit of Thirty-Two Thousand Nine Hun	
and, additional advances not exceeding the amount of the line of	
adjustable interest based on a formula equal to 7.0 points	· · · · · · · · · · · · · · · · · · ·
corporations) as published in the Wall Street Journal, subject to a	
maximum of 21.0 %. The obligations of the Holder of the A	
with the Holder and no commitment is hereby made to make future	Thirty-Two Thousand Nine
NOW, THEREFORE, the Mortgagors to secure the payment of the	mitta' at vance of Hundred Ten Dollars & no cent
(\$ 32,910.09) with interest thereon, and payment of all future ad	vances made within 20 years of the date of this Deed to or on
behalf of Mortgagors, or any one of them, such future advances to be	
of this trust deed, with interest thereon, in accordance with the to	
Agreement of even date herewith and the performance of the cover	
be performed, and also in consideration of the sum of One Dollar it	
by these presents CONVEY and WARRANT unto the Trustee, its su	
all of their estate, right, title and interest therein.	· -
Cook AND STATE	OF ILLINOIS, to wit:
•	

Unit 1s Together With An Undivided 25 Percent Interest in the Common Elements in 5526 North Kimball Condominium as Delineated and Defined in the Declaration Recorded as Document Number 23210565, in the North 1/2 of Section 11, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

P.I.N. 13-11-201-048-1001

which, with the property hereinafter described is referred to herein as the "premises."

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executed by the persons herein designated as the makers thereof, and where the release is requested of the original trustee and it has never placed its identification number on the Agreement described herein, it may accept as the genuine Agreement herein described any Agreement which may be presented and which conforms in substance with the description herein contained of the Agreement and which purports to be executed by the persons herein designated as makers thereof

- 14 Trustee may resign by instrument in writing filed in the office of the Recorder or Registrat of Titles in which this instrument shalf have been recorded or tried. In case of the resignation, inability or refusal to act of Trustee the then legal holder of this Trust Deed and the Agreement or Agreements berein described may, by an instruction in writing, executed and recorded according to law, appoint any person who is a citizen and resident of the State of Illinois, to serve as Trustee in his place and stead, who shall thereupon for the purposes of advertisement and sale succeed to Trustee's title to said real estate and the trust herein created respecting the same. In the alternative, the then Recorder of Deeds of the County in which the premises are situated shall be 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 Mortgagor and all persons claiming under of through Mortgagors, and the word "Mortgagors" when used herein shall include all such persons and all persons liable for the payment of the indebte/less or any part thereof, whether or not such persons shall have executed the Agreement or this Trust Deed. The word "Agreement" when used in this instrument shall be construed to mean "Agreements" when more than one Agreement is used.
- 16. Before releasing this Trust Deed. Trustee or successor shall receive for its services a fee as determined by its rate schedule in effect when the release deed is issued. Trustee or successor shall be entitled to reasonable compensation for any other act or service performed under any provisions of this Trust Deed. The provisions of the "Trust And Trustees Act" of the State of Illinois shall be applicable to this Trust Deed.

This trust deed consists of four pages. The covenants, conditions and provisions contained in pages 1 of 4 through 4 of 4, inclusive are incorporated herein by reference and are a part thereof and shall be binding on the Mortgapots, their heirs, successors and assigns.

WITNESS the hand 5 and seal 5 of Me Track -	ortgagors the day and	year first above written.			
WITNESS the hand 5 and seal 5 of Me factions of I. Silva now - as Cocka Tatima I. Silva now known as Fatima I. Bocha	[SEAL] Sergio	onio Porcha Decha (to waive honestead	[SEAL]		
Abcha	exempt [SEAL]	ion'	{SEAL]		
JGail P. Gloudeman					
STATE OF HELINOIS. a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY SS. CERTIEY THAT Fatima 1. Silva now known as Patima 1. Rocha and Sergio Rocha					
OFFICIAL SEAL subscribed to the foregoing instrument, appeared before me this day in person and acknowledge that they signed, sealed and delivered the said Instrument worker points, state of actions their free and voluntary act, for the uses and purposes therein set forth. MY COMMISSION EXPRES.02/13/96					
COMMISSION FACES.02713/8H &	d and Notanal Seal this A				
Notorial Scal	ev.	al G. Sloudeman	Notary Public		
MAIL TO:	<u> </u>	FOR RECORDER'S INDEX FINSERT STREET ADDRESS O			

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524 N. Kimball, Unit 1S

Chicago, IL 60625

Five Avco Financial Services, Inc.

2474 East Dempster Street

Des Plaines, IL 60016-0367

PLACE IN RECORDER'S OFFICE BOX NUMBER:

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REVOLVING TRUST DEED

This instrument was prepared by: Paul D. Fischer, atty.

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420 N. Wabash, Suite 203

Chicago, IL 60611

140000 TRAM 0877 02/16/95 14:34500 41540 4 AIA - 95-2 13:15 9 COOK COUNTY RECOMDER

THE ABOVE SPACE FOR RECORDER'S USE ONLY.

February 9 1995 , between Fatima I. Silva now known as Fatima I. Rocha married to Sergio Rocha, Her Husband herein referred to as "Mortgagors," and Paul D. Fischer, 420 N. Wabash, #203. of Chicago County, Illinois, herein referred to as TRUSTEE, witnesseth THAT, WHEREAS the Mortgagors are justly indebted to the legal holders of the Revolving Loan Agreement (herein called "Agreement") hereinafter described, said Agreement being a revelying credit loan as defined by S.H.A. ch. 17, para. 6405, said legal holder or holders being herein referred to as Holders of the Agreement evidenced by one certain Revolving Loan Agreement of the Mortgagors of even date herewith, made payable as stated therein and delivered, in and by which said Agreement the Mortgagors promise to pay the indebtedness outstanding from time to time with interest thereon, payable in installments pursuant to the Agreement provide ing for a line of credit of Thirty-Two Thousand Nine Hundred Ten Dollars & no cents & 32,910.00 and, additional advances not exceeding the amount of the line of credit. The interest rate provided for in the Agreement is an adjustable interest based on a formula equal to 7.0 points over the 90-day commercial paper rate (high grade; major corporations) as published in the Wall Street Journal, subject (o), minimum ANNUAL PERCENTAGE RATE of 10% and a maximum of 21.0 %. The obligations of the Holder of the Agreement to make further or future advances shall be optional Thirty-Two Thousand Nine with the Holder and no commitment is hereby made to make future advances. NOW, THEREFORE, the Mortgagors to secure the payment of the initial advance of Hundred Ten Dollars & no cent's (\$ 32,910.09 with interest thereon, and payment of all future advances made within 20 years of the date of this Deed to or on behalf of Mortgagors, or any one of them, such future advances to have the san e-priority as the initial advance made on the date of this trust deed, with interest thereon, in accordance with the terms, provisions and limitations of this trust deed, and the Agreement of even date herewith and the performance of the covenants and agreement herein contained, by the Mortgagors 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 COUNTY OF ____AND STATE OF ILLINOIS, to wit: Cook

Unit is Together With An & Undivided 25 Percent Interest in the Common Elements in 5526 North Kimball Condominium as Delineated and Defined in the Declaration Recorded as Document Number 23210565, in the North 1/2 of Section 11, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

13-11-201-048-1001

which, with the property hereinafter described, is referred to herein as the "premises."

TOGETHER with all improvements, tenements, easements, fixtures, and appurtenances thereto belonging, and all rents, issues and profits thereof for so long and during all such times as Mortgagors may be entitled thereto (which are pledged primarily and on a parity with said real estate and not secondarily) and all apparatus, equipment or articles now or hereafter therein or thereon used to supply heat, gas, air conditioning, water, light, power, refrigeration (whether single units or centrally controlled), and ventilation, including (without restricting the foregoing), screens, window shades, storm doors and windows, floor coverings, awnings, stoves and water heaters. All of the foregoing are declared to be a part of said real estate whether physically attached thereto or not, and it is agreed that all similar apparatus, equipment or articles hereafter placed in the premises by the mortgagors or their successors or assigns shall be considered as constituting part of the real estate.

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 Mortgagors do hereby expressly release and waive

THIS TRUST DEED MAY NOT BE ASSUMED WITHOUT THE WRITTEN CONSENT OF THE LEGAL HOLDERS OF THE NOTE THAT THIS ARUST DEED SECURES

THE COVENANTS, CONDITIONS AND PROVISIONS

- 1. Mortgagors shall (a) promptly repair, restore, or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or be destroyed; (b) keep said premises in good condition and repair, without waste, and free from mechanic's or other here. Or claims for lien not expressly subordinated to the her hereof. (c) pay when due any indebtedness which may be secured by a hen or charge on the premises superior to the hen hereor, and notwithstanding any right or option granted by any superior hen or by any superior hen to increase above the balance existing at the time of the making of this Trust Deed until this Trust Deed shall have been paid in full, and upon request exhibit satisfactory evidence of the discharge of such prior hen to Trustee or to holders of the agreement, (d) complete within a reasonable time any building or building now or at any time in process of creet on apon said premises: (e) comply with all requirements of law or municipal ordinances with respect to the premises and the use thereof, (f) make no material alterations in said premises except as required by law or municipal ordinance.
- 2. Mortgagors shall pay before any penalty attaches all gen ral axes, 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 holders of the Agreement duplicate receipts therefor. To prevent default hereunder Mortgagors shall pay in full under protest, in the manner provided by statute, any tax or assessment, which Mortgagors may desire to contest.
- 3 Mortgagors shall keep all buildings and improvements now or herea'ter situated on said premises insured against loss or damage by tire, lightning or windstorm (and flood damage, where the lender in tequined by law to have its loan so insured under policies providing for payment by the insurance companies of moneys sufficient either to pay the cost of replacing of repairing the same or to pay in full the indebtedness secured hereby, all in companies satisfactory to the holders of the Agreement, under insurance policies payable, in case of loss or damage, to Truste for the benefit of the holders of the Agreement, 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 holders of the Agreement, and in case of insurance about to expire, shall deliver renewal policies not less than ten days prior to the respective dates of expiracion.
- In case of default therein, Trustee or the holders of the Agreement may, but need not make an payment or perform any act hereinbefore required of Mortgagors 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 of center any tax lien or other prior hen or title or claim thereof, or redeem from any tax sale or torteiture affecting said premises or centest 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 the holders of the Agreement to protect the mortgaged premises and the hen hereof, plus reasonable compensation to Trustee for each matter concerning which action herein authorized may be taken, shall be so much additional indebtedness secured hereby and shall become immediately due and payable without notice and with interest thereon at a rate equivalent to the post maturity rate set forth in the Agreement securing this Trust Deed, if any, otherwise the prematurity rate set forth therein. Inaction of Trustee or holders of the Agreement shall never be considered as a waiver of any right accruing to them on account of any default hereunder on the part of Mortgagors.
- 5. The Trustee or the holders of the Agreement hereby secured making any payment hereby authorized relating to taxes or assessments, may do so according to any bill, statement or estimate produced 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.
- 6. Mortgagors shall pay each item of indebtedness herein mentioned, both principal and interest, when due according to the terms hereof. At the option of the holders of the agreement, and without notice to Mortgagors, all unpaid indebtedness secured.

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by this Trust Deed shall, notwithstanding anything in the agreement or in this Trust Deed to the contrary, become due and payable (a) immediately in the case of default in making payment of any installment of principal or interest on the agreement or (b) when default shall occur and continue for three (3) days in the performance of any other agreement of the Mortgagors herein contained, including default by the Mortgagors in causing or permitting the principal balance of any superior ben to increase above the principal balance existing at the time of the making of this Trust Deed.

- 7. When the indebtedness hereby secured shall become due whether by acceleration or otherwise, holders of the Agreement 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 holders of the Agreement for attorneys' fees, Trustee's fees, appraiser's fees, outlays 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, title insurance policies, Torrens certificates, and similar data and assurances with respect to title as Trustee or holders of the Agreement may deem to be reasonably necessary either or prosecute such suit or to evidence to bidders at any sale which may be had pursuant to such decree the true condition of the title to or the value of the premises. 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 a true equivalent to the post maturity rate set forth in the Agreement securing this Triist Deed, if any, otherwise the premativity ate set forth therent, when paid or incurred by Trustee or holders of the Agreement in connection with (a) any proceeding, including probate and bankruptcy proceedings, to which either of them shall be a party, either as plaintiff, claimant or defendant, by teason of this Trust Deed or any indebtedness hereby secured; or (b) preparations for the commencement of any suit for the foreclosure hereof after accural of such right to foreclose whether or not actually commenced, or (c) preparations for the desense 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 foreelosure sate of the trendses shall be distributed and applied in the following order of priority: First, on account of all costs and expenses incident to an 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 Agreement, with interest or from as herein provided, third, all principal and interest remaining unpaid on the Agreement; fourth, any overage to Mortgagors, their heirs, legal representatives or assigns, as their rights may appear.
- 9. Upon, or at any time after the filing of a bill to foreclose this Trist 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 regard to the solvency or insolvency of Mortgagors 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 of not and the Trustee hereunder may be appointed as such receiver. Such receiver shall have 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 Mortgagors, except for the intervention of such receiver, would be entitled to collect such rents, issues and profits, and all other powers which may be accessary or are usual in such cases for the protection, possession, control, management and operation of the premises during for whole of said period. The Court from time to time may authorize the receiver to apply the net income in his hands in paymers in whole or in pair of (a) 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; (b) 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 with a would not be good and available to the party interposing same in an action at law upon the Agreement hereby secured.
- 11. Trustee or the holders of the Agreement 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, or to inquire into the validity of the signatures or the identity, capacity, or authority of the signatories on the Agreement or Trust Deed, 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 its own gross negligence or misconduct or that of the agents or employees of Trustee, and it may require indemnities satisfactory to it before exercising any power herein given.
- 13. Trustee shall release this Trust Deed and the lien thereof by proper instrument upon presentation of satisfactory evidence that all indebtedness secured by this Trust Deed has been fully paid, and Trustee may execute and deliver a release thereof to and at the request of any person who shall, either before or after maturity thereof, produce and exhibit to Trustee the Agreement, representing that all indebtedness hereby secured has been paid, which representation Trustee may accept as true without inquiry. Where a release is requested of a successor trustee, such successor trustee may accept as the genuine Agreement herein described any Agreement which bears an identification number purporting to be placed thereon by a prior Trustee hereunder or which conforms in substance with the description herein contained of the Agreement and which purports to be

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executed by the persons herein designated as the makers thereof, and where the release is requested of the original trustee and it has never placed its identification number on the Agreement described herein, it may accept as the genuine Agreement herein described any Agreement which may be presented and which conforms in substance with the description herein contained of the Agreement and which purports to be executed by the persons berein designated as makers thereof

- 14 Trustee may resign by instrument in writing filed in the office of the Recorder of Registrar of Titles in which this instrument shall have been recorded or filed. In case of the resignation, mability or refusal to act of Trustee the then legal holder of this Trust Deed and the Agreement or Agreements berein described may, by an instruction in writing, executed and recorded according to law, appoint any person who is a critzen and resident of the State of Illinois, to serve as Trustee in his place and stead, who shall thereupon for the purposes of advertisement and sale succeed to Trustee's title to said real estate and the trust berein created respecting the same. In the alternative, the then Recorder of Deeds of the County in which the premises are situated shall be Successor in Trust. Any Successor in Trust bereinder shall have the identical title, powers and anthority as are berein given Trustee.
- 15. This Trust Deed and all provisions betoot, shall extend to and be binding upon Mortgagor and all persons claiming under of through Mortgagors, and the word "Mortgagors" when used herein shall include all such persons and all persons liable for the payment of the radebtedness or any part thereof, whether or not such persons shall have executed the Agreement or this Trust Deed. The word "Agreement" when used in this instrument shall be construed to mean "Agreements" when more than one Agreement is used.
- 16. Before releasing this Trust Peed, Trustee or successor shall receive for its services a fee as determined by its rate schedule in effect when the release deed is sixued. Trustee or successor shall be entitled to reasonable compensation for any other act or service performed under any provisions of this Trust Deed. The provisions of the "Trust And Trustees Act" of the State of Illinois shall be applicable to this "trust Deed."

This trust deed consists of four pages. The covinants, conditions and provisions contained in pages 1 of 4 through 4 of 4, inclusive are incorporated herein by reference and are a part thereof and shall be binding on the Mortgagors, their heirs, successors and assigns.

WITNESS the hand S and seaf S of Morn agors the day and year first above written.
Fatima T. Silva now known as Fatima I. Sergio Rocha (to waive homesticad)
[NOCHA
[SEAL][SEAL]
STATE OF HELINOIS. STATE OF HELINOIS. a Notary Public in and for and residing in said Councy in the State aforesaid. DO HERER SS CERTIFY THAT Fatima I. Silva now known as Fatima I. Pocha and Sergio Rocha OFFICIAL SEAL subscibed to the foregoing instrument, appeared before me this day in person and acknow hot are personally known to me to be the same person. S Not se name S are OFFICIAL SEAL subscibed to the foregoing instrument, appeared before me this day in person and acknow hot ary Public, STATE OF ILLINOIS their tree and voluntary act, for the uses and purpose, therein set fort my commission expines.02/13/98 Notorial Seal Notorial Seal

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MAIL TO:	S	INSERT STREET ADRESS OF ABOVE
Five Avco Financial Servic	res, Inc.	DESCRIBED PROPERTY HERE:
2474 East Dempster Street Des Plaines, IL 60016-0367		5524 N. Kimball, Unit 1S
		Chicago, 11, 60625
☐ PLACE IN RECORDER'S OFFICE BOX	NUMBER: OJ 7/1-	