



TRUST DEED

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783676

CHARGE TO CERT. OFFIC

THE ABOVE SPACE FOR RECORDER'S USE ONLY

RECORDER COUNTY CLERK'S OFFICE

2504

95120248

THIS INDENTURE, made August 23, 1994, between Charles Ivy married to Helen Ivy.

herein referred to as "Mortgagors," and CHICAGO TITLE AND TRUST COMPANY, an Illinois corporation doing business in Chicago, Illinois, herein referred to as TRUSTEE, witnesseth:

THAT, WHEREAS the Mortgagors are justly entitled to the legal holders of the Instalment Note hereinafter described, said legal holder or holders being herein referred to as Holders of the Note, in the principal sum of One Thousand and 00/100

(1,000.00) Dollars,

evidenced by one certain Instalment Note of the Mortgagors of even date herewith, made payable to THE ORDER OF BEAREK

and delivered, in and by which said Note the Mortgagors promise to pay the said principal sum and interest from August 23, 1994 on the balance of principal remaining from time to time unpaid at the rate of 23 per cent per annum in installments (including principal and interest) as follows:

Ninety-Four + 08/100 Dollars or more on the 23 day of September, 1994 and Ninety-Four + 08/100 Dollars or more on the 23 day of each month thereafter until said note is fully paid except that the final payment of principal and interest, if not sooner paid, shall be due on the 23 day of August, 1995. All such payments on account of the indebtedness evidenced by said note to be first applied to interest on the unpaid principal balance and the remainder to principal, provided that the principal of each installment unless paid when due shall bear interest at the rate of 23 per annum, and all of said principal and interest being made payable at such banking house or trust company in Chicago Illinois, as the holders of the note may, from time to time, in writing appoint, and in absence of such appointment, then at the office of in said City.

NOW, THEREFORE, the Mortgagors to secure the payment of the said principal sum of money and said interest in accordance with the terms, provisions and limitations of this trust deed, and the performance of the covenants and agreements 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 City of Chicago COUNTY OF COOK AND STATE OF ILLINOIS, to wit:

Legal Description: LOT 4 IN BLOCK 2 IN CORE AND MC KINNON'S 63RD STREET SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST OF SECTION 13, AND OF THE NORTHEAST 1/4 OF THE NORTHEAST OF SECTION 24, ALL IN TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 6110 S. Artesian Ave., Chicago, Il. 60629

Tax ID:# 19-13-422-021

Prepared by: Roberto Maldonado 2548 W. Division Street Chicago, Il. 60622

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, in-lair beds, 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, and the Rider.

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 mortgagors, then heirs, successors and assigns.

WITNES the hand and seal of Mortgagors the day and year first above written. Charles Ivy [SEAL]

STATE OF ILLINOIS, I, Roberto Maldonado, a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY County of Cook THAT Charles Ivy

who I personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as a free and

OFFICIAL SEAL ROBERTO MALDONADO NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 8/21/98

23rd day of August 1994 Roberto Maldonado Notary Public

BOX 333-CTI

1. Mortgagor shall (a) promptly repair, restore or rebuild any buildings or improvements hereon or hereafter on the premises which may become damaged or be destroyed, (b) keep and maintain in good condition and repair, without waste, and free from mechanics' or other liens or claims for lien or expressly subordinated to the lien hereof, to 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 trustee or to holders of the note, (c) complete within a reasonable time any building or buildings now or at any time in process of erection upon said premises, (d) comply with all requirements of law or municipal ordinances with respect to the premises and the use thereof, (e) make no material alterations in said premises except as required by law or municipal ordinance.

2. Mortgagor 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 holders of the note duplicate receipts therefor. In event of default hereunder Mortgagor shall pay in full under protest, in the manner provided by statute, any tax or assessment which Mortgagor may desire to contest.

3. Mortgagor shall keep all buildings and improvements now or hereafter situated on said premises insured against loss or damage by fire, lightning or windstorm (and flood damage, where the lender is required 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 or repairing the same or to pay in full the indebtedness secured hereby. All in companies satisfactory to the holder of the note, under insurance policies payable, in case of loss or damage, to Trustee for the benefit of the holder of the note, 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 note, and in case of insurance about to expire, shall deliver renewal policies not less than ten days prior to the respective dates of expiration.

4. In case of default hereof, Trustee or the holders of the note may, but need not, make any payment or perform any act hereunder required of Mortgagor 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 foreclosure 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 attorney's fees, and any other moneys advanced by Trustee or the holders of the note to protect the mortgaged premises and the lien 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 note securing this trust deed, if any, otherwise the promaturity rate set forth therein. Inaction of Trustee or holders of the note shall never be considered as a waiver of any right accruing to them as a result of any default hereunder on the part of Mortgagor.

5. The Trustee or the holders of the note hereby secured making any payment hereby authorized relating to taxes or assessments, may also according to any statement or estimate prepared from an appropriate public office without inquiry into the accuracy of such bill, statement or estimate of the validity of any tax, assessment, sale, foreclosure, tax lien or title or claim thereof.

6. Mortgagor shall pay each item of indebtedness herein mentioned, both principal and interest, when due according to the terms hereof. At the option of the holder of the note, and without notice to Mortgagor, all unpaid indebtedness secured by this Trust Deed shall, notwithstanding anything to the contrary in this Trust Deed by 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 note, or (b) when default shall occur and continue for three days in the performance of any other agreement of the Mortgagor herein contained.

7. When the indebtedness hereby secured shall become due whether by acceleration or otherwise, holders of the note 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 by the decree for sale all expenditures and expenses which may be paid or incurred by or on behalf of Trustee or holders of the note for attorney's fees, Trustee's fees, appraiser's fees, utility bill disbursements, and expert evidence, stenographic charges, publication costs and costs (which may be estimated as to items to be expended or after entry of the decree of foreclosure 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 note may deem to be reasonably necessary either to prosecute and carry to a successful conclusion any sale which may be had pursuant to such decree the true condition of the title to 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 rate equivalent to the post maturity rate set forth in the note securing this trust deed, if any, otherwise the promaturity rate set forth therein, when paid or incurred by Trustee or holders of the note 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 reason of this trust deed or any indebtedness hereby secured; or (b) preparations for the commencement of any suit for the foreclosure hereof or (c) trial of such right to foreclose whether or not actually commenced, or (d) 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 incident to the 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 note, with interest thereon as herein provided; third, all principal and interest remaining unpaid on the note; fourth, any overplus to Mortgagor, then 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 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 Mortgagor 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 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 Mortgagor, 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 as payment in whole or in part 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 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 the holders of the note 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 note 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 hereof to and in the request of any person who shall, either before or after maturity thereof, produce and exhibit to Trustee the note, 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 note herein described any note 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 note and which purports to be 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 note described herein, it may accept as the genuine note herein described any note which may be presented and which conforms in substance with the description herein contained of the note 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 Registrar of Titles in which this instrument shall have been recorded or filed. In case of the resignation, inability or refusal to act of Trustee, the then Recorder or 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 or through Mortgagor, and the word "Mortgagor" 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 note or this Trust Deed. The word "note" when used in this instrument shall be construed to mean "notes" when more than one note 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.

IMPORTANT!
FOR THE PROTECTION OF BOTH THE BORROWER AND LENDER THE INSTANT NOTE SECURED BY THIS TRUST DEED SHOULD BE RECORDED BY CHICAGO TITLE AND TRUST COMPANY, TRUSTEE, BEFORE THE TRUST DEED IS FILED FOR RECORD

Identification No. **783676**
CHICAGO TITLE AND TRUST COMPANY, Trustee.
By Lulu Littlejohn
Assistant Secretary/Assistant Vice President

MAIL TO: Steve Walczak
3525 W. Peterson #610
Chicago IL 60659
PLACE IN RECORDER'S OFFICE BOX NUMBER

FOR RECORDER'S INDEX PURPOSES
INSURE STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

95129248

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RIDER

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THIS RIDER IS MADE THIS 23 DAY OF August, 1994, AND IS INCORPORATED INTO AND SHALL BE DEEMED TO AMEND AND SUPPLEMENT THE TRUST DEED (THE SECURITY INSTRUMENT) OF THE SAME DATE GIVEN BY THE UNDERSIGNED (THE "BORROWER") TO SECURE BORROWER'S NOTE PAYABLE TO THE ORDER OF HEARER (THE "LENDER") OF THE SAME DATE AND COVERING THE PROPERTY DESCRIBED IN SECURITY INSTRUMENT AND LOCATED AT 6110 S. ARLOSTAD ST, CHICAGO, IL, 60629

ASSIGNMENT OF RENTS: IN ADDITION TO THE COVENANTS AND AGREEMENTS MADE IN THE SECURITY INSTRUMENT, BORROWER AND LENDER FURTHER COVENANT AND AGREE AS FOLLOWS:


BORROWER UNCONDITIONALLY ASSIGNS AND TRANSFERS TO LENDER ALL THE RENTS AND REVENUES OF THE PROPERTY. BORROWER AUTHORIZES LENDER OR LENDER'S AGENTS. HOWEVER, PRIOR TO LENDER'S NOTICE TO BORROWER OF BORROWER'S BREACH OF ANY COVENANT OR AGREEMENT IN THE SECURITY INSTRUMENT, BORROWER SHALL COLLECT AND RECEIVE ALL RENTS AND REVENUES OF THE PROPERTY AS TRUSTEE FOR THE BENEFIT OF LENDER AND BORROWER. THIS ASSIGNMENT OF RENTS CONSTITUTES AN ABSOLUTE ASSIGNMENT AND NOT AS ASSIGNMENT FOR ADDITIONAL SECURITY ONLY.

IF LENDER GIVES NOTICE OF BREACH TO BORROWER: (i) ALL RENTS RECEIVED BY BORROWER SHALL BE HELD BY BORROWER AS TRUSTEE FOR BENEFIT OF LENDER ONLY, TO BE APPLIED TO THE SUMS SECURED BY THE SECURITY INSTRUMENT; (ii) LENDER SHALL BE ENTITLED TO COLLECT AND RECEIVE ALL OF THE RENTS OF THE PROPERTY; AND (iii) EACH TENANT OF THE PROPERTY SHALL PAY ALL RENTS DUE AND UNPAID TO LENDER OR LENDER'S AGENT ON LENDER'S WRITTEN DEMAND TO THE TENANT.

BORROWER HAS NOT EXECUTED ANY PRIOR ASSIGNMENT OF THE RENTS AND HAS NOT AND WILL NOT PERFORM ANY ACT THAT WOULD PREVENT LENDER FROM EXERCISING ITS RIGHTS HEREUNDER.

LENDER SHALL NOT BE REQUIRED TO ENTER UPON, TAKE CONTROL OF OR MAINTAIN THE PROPERTY BEFORE OR AFTER GIVING NOTICE OF BREACH TO BORROWER. HOWEVER, LENDER, OR JUDICIALLY APPOINTED RECEIVER MAY DO SO AT ANY TIME THERE IS A BREACH. ANY APPLICATION OF RENTS SHALL NOT CURE OR WAIVE ANY DEFAULT OR INVALIDATE ANY OTHER RIGHT OR REMEDY OF LENDER. THIS ASSIGNMENT OF RENTS OF THE PROPERTY SHALL TERMINATE WHEN THE DEBT SECURED BY THE SECURITY INSTRUMENT IS PAID IN FULL.

BY SIGNING BELOW, BORROWER ACCEPTS AND AGREES TO THE TERMS AND PROVISIONS CONTAINED IN THIS RIDER.



Charles Ivy (SEAL)

(SEAL)

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