

UNOFFICIAL COPY

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TRUST DEED

DEPT-01 RECORDING #23.50
T00001 TRAM 7551 03/24/95 11:45:00
THE ABOVE SPACE FOR RECORDING PURPOSES ONLY - 95-197256
COOK COUNTY RECORDER
GEORGE H. CARTER

THIS INDENTURE, made 12-8-1994 1994 between GEORGE H. CARTER
herein referred to as "Grantors", and T.R. Sledzinaki
of Chicago Illinois, herein referred to as "Trustee", witnesseth.

THAT, WHEREAS the Grantors have promised to pay to MEEDER INDUSTRIES herein referred to as "Beneficiary", the legal holder of the Home Improvement Contract hereinafter called "Contract" and described, the sum of

FIVE THOUSAND FIVE HUNDRED AND 0/100 Dollars (\$ 5500.00), 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 60 consecutive monthly installments 59 at \$ 139.60 followed by 1 at \$ 139.60 followed by N/A at \$ N/A with the first installment beginning on 3-20-95 (March 20, 1995) and the remaining installments continuing on 118 North Clinton Street Chicago

the same day of each month hereafter until fully paid. All of said payments being made payable at Chicago 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 5500.00. The Contract has a Last Payment Date of 2-21-2000

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 CHICAGO COUNTY OF COOK AND STATE OF ILLINOIS, to wit:

LOT 1 IN F.A. HILL'S SUBDIVISION OF LOTS 6, 7, 8, 9, 22, 23, 24, 25, 26, AND OUTLOT "A" IN BLOCK 1 IN F.A. HILL'S BOULEVARD ADDITION A SUBDIVISION OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

147 N. LOCKWOOD CHICAGO IL 60644 16-09-312-049

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

- ### COVENANTS, CONDITIONS AND PROVISIONS
- Grantors shall (1) promptly repair, restore or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or be destroyed; (2) keep said premises in good condition and repair, without waste, and free from incumbrances or other liens or claims for lien not expressly subordinated to the lien hereof; (3) 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 lien to Trustee or to Beneficiary; (4) complete within a reasonable time any building or buildings now or at any time in process of erection upon said premises; (5) comply with all requirements of laws or municipal ordinances with respect to the premises and the use thereof; (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 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 Grantors 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 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 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 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.
 - In case of default therein, Trustee or Beneficiary may, but need not, make any payment or perform any act hereinbefore required of Grantors in any form and manner deemed expedient, and may, but need not, make full or partial payment, 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 forfeiture affecting said premises or contest any tax or promise or settle any tax lien or other, prior lien or title or claim thereof, or redeem from any tax sale or forfeiture 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 Beneficiary to protect the mortgaged premises and the lien hereof, shall be so much additional indebtedness secured hereby, and shall become immediately due and payable without notice and with interest thereon at the annual percentage rate stated in the Contract this Trust Deed secures. Inaction of Trustee or Beneficiary shall never be considered as a waiver of any right accruing to them on account of any default hereunder on the part of Grantors.

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.

X George H. Carter (SEAL) _____ (SEAL)
GEORGE H. CARTER

STATE OF ILLINOIS, Donal Spohnholz
County of COOK SS. a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT GEORGE H. CARTER



who is personally known to me to be the same person Donal Spohnholz subscribed to the foregoing Instrument, appeared before me this day in person and acknowledged that George H. Carter signed and delivered the said Instrument as his/her free and voluntary act, for the uses and purposes therein set forth. GIVEN under my hand and Notarial Seal this 8th day of Dec, A.D. 1994

This instrument was prepared by D. Collier 118 North Clinton Street Chicago IL (Name) (Address)

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