## TRUST DEED

## UNO F2F2196AL COPY STREET USE ONLY

	44 may 1	
THIS INDENTURE, made Februar	y 16 1995 between Henry Patterson and Geraldine	
Patterson, his wifeherein referred	to as "Grantors", and Norm's Heating & Air Conditioning, Inc.	····
ofMelrose	Park Illinois, herein referred to as "Trustee", witnesseth:	
	10 pay to Norm's Heating & Air Conditioning, Inc. herein	n referred to as
	provement Contract hereinafter called "Contract" and described, the sum of	
	nd 92/100 Dollars (\$ 2,60 of even date herewith, made payable to the Beneficiary, and delivered, in and by which said Contract the Gr	35.92 ).
	on even date increwing, made payable to the Beneficiary, and derivered, in and by which said construct the original installments: 1 at \$ 109.83 , followed by 23 at \$ 109.83	
at \$, with the fir	st installment beginning on April 5 , 19.95 and the remaining installments	continuing on
the same day of each month thereafter until full	y paid. All of said payments being made payable at 1918 Main Street, Melrose	Park,IL
Illinois, or at such place as the Beneficiary or o	ther holder may, from time to time, in writing appoint.	
The principal amount of the Contract is \$2	,610.00 The Contract has a Last Payment Date of March 5	, 19_97.
performance of the covenants o'd agreements he receipt whereof is hereby ack inviviged, do by the	the payment of the said obligation in accordance with the terms, provisions and limitations of this Trust rein contained, by the Grantors to be performed, and also in consideration of the sum of One Dolfar in the presents CONVEY and WARRANT unto the Trustee, its successors and assigns, the following describes therein, situate, lying and being in the <u>City of Chicago</u>	hand paid, the ed Real Estate
COUNTY OFCOOK	AND STATE OF ILLINOIS, to win: Lot 38 in Block 4 in Ulast $\frac{1}{4}$ of the South West $\frac{1}{4}$ and the West $1/3$ of the South Chains of the South East $\frac{1}{4}$ of Section 33, Township 40 Nor Principal Meridian, in Cook County, Illinois.	lmann's
Anna and The S. Hakaka Ya Saa	Ox	
ermanent Real Estate Index ddress of Real Estate: 1753 which, with the property hereinalter described, is		
TO HAVE AND TO HOLD the premises unto t	now attached together with easements, rights, privileges, interests, rents and profits.  the said Trustee, us accessors and assigns, forever, for the purposes, and upon the uses and trusts herein a	set forth, free
rom all rights and benefits under and by virtue of olease and waive.	the Homestead Exemplical Laws of the State of Illinois, which said rights and benefits the Grantors do her	eny expressiy
COVENANTS, CONDITIONS AND PROVISION		
ondition and repair, without waste, and free from mechanic ien or charge on the premises superior to the lien heroif, and my building or buildings now or at any time in process of e 65 make no material afterations in said premises except as a	d any buildings or improvements us were betweetter on the premises which may become damaged or be destroyed. (2) keep said person or claims for tien of the discharge of such prior lien to freely when due any indebtedness which may deport request establish satisfactory estable of the discharge of such prior lien to Trustee or to Biordicary; (4) complete within a received upon said premises, (5) comply said, of requirements of law or municipal ordinarces with respect to the premises and required by law or municipal ordinarce.  The property of the property of the discharge of such provides the property of the premises and required by law or municipal ordinarce.  The provides of the property of the property of the premises and control to the premise of the property of the property of the property of the premises and control to the premises and control to the premise of the property	he accuted by a reasonable time the use thereof;
ue, and shall, upon written request, furnish to Trustee or to ny tax or assessment which Grantor may desire to contest.	Beneficiary duplicate receipts therefor. To preven default bereinder Grantors shall pay in full under protest, in the manner pro-	rided by statute,
the insurance companies of moneys sufficient either to printer insurance indicates needle, in case of loss or damage, i	next or hereafter should on said premises insured agains loss or damage by fire, lightning or windstorm under policies providing the case of replacing or repairing the same or to pay 1, call the indebtedness secured hereby, all in companies satisfactory to to Trustee for the benefit of the Beneficiary, such rights to be evil-ose of by the attacked northage clause to be attached to each go theneficiary, and in case of insurrance about to expire, shall delive treng at policies not less than ten days prior to the respective date.	the Beneficiary, which, and shall
ut need not, make full or partial payments of principal or in skeem from any bia safe or kirletture affecting said premises aid premises or contest any tax or assessment. All moneys p noneys advanced by Truttee or Beneficiary to motert the nor	ay, but need not, make any payment or perform any act hereinby fare required of Grantors in any form and manner deemed expentered on prior encumbrances, if any, and purchase, discharge, comparative or settle any tax first or other prior lies or the part has been from any tax of promise or settle any tax first or other prior lies or the recoil, or redeem from any tax sale or for said for any of the purposes herein authorized and all expenses paid or accived in connection therewith, including attorney's fees strigged premises and the lies hereof, shall be so much additional indebsedt as a cured hereby and shall become immediately digerate stated in the Contract this Trust Deed secures. Insection of Trustee or General shall never be considered as a wayer of any frantoes.	Mim thereof, or feiture affecting , and any other lue and navable
This Trust Deed consists of two pages. The coverence and are a part hereof and shall be bindle WITNESS the hand(s) and seal(s) of Grantors the	enants, conditions and provisions appearing on page 2 (the reverse s dc of this trust deed) are incorporate ng on the Grantors, their beirs, successors and assigns. he day and year first above written.	ed herein by
Henry Pattouras	(SEAL) Henry Patterson	(CCA)
Henry Patterson	Annual destination of the second of the Philadelphia and the second of the Philadelphia and the State of the	Lana (Mirror)
Gerldine Patterson	(SEAL) Geraldine Patterson (CO.	(SEAL)
TATE OF ILLINOIS.	. Adele R. Angarola	
ss. Cook	a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT Henry & Gerldine Patterson	
	are personally known to me to be the same persons, whose parties are subscribed to	the foregoing
OFFICIAL SEAL	who	delivered the
ADELE B. ANGAROLA 💈	said Instrument as Enler free and voluntety act, for the uses and purposes therein set for	rth.
NOTARY PIGUS STATE OF ILLINOIS MY COMMISSION EXPIRES 4-14-98	GIVEN under my hand and Notarial Scal this 16th day of February A.D. 8	9 95
	- 17411 - S	lie
	The instrument was prepared by	
	No s Heating & Air Conditioning, Inc. (Address)	· · · · · · · · · · · · · · · · · · ·
2336 Rev. 2-94	1918 Main Street, Melrose Park, IL. 60160	2 1
	CDAS NEBT_O1 DECORAGE	
	DEPT-01 RECORDING T=0008 TRAN D221 D3/29/95 \$1236 \$ DF #-95-2 COOK COUNTY RECORDER	

## COVENANTS, CONDITIONS AND PROVISIONS CONTINUED FROM PAGE 1

5. The Trustee of Beneficiary hereby secured making any payment hereby authorized relating to saxes or assessments, may do so according to any bill, statement or estimate produced from the appropriate public office without inquiry into the menuracy of such bill, statement or estimate or into the validity of any tax, assessment, tale, forfeiture, tax ben or title or claim thereof

6. Grantors shall pay each item of indebtedness herein mentioned, both puricipal and interest, when the order that the option of Beneficiary, and without notice to Grantors shall pay each item of indebtedness herein mentioned, both puricipal and interest, when the artificial form the color of Beneficiary, and without notice to Grantors, all unpaid indebtedness recovered by this Trust Deed shall, notwithstanding anything in the Contract or in this Trust Deed to the countrary, become due and payable (a) interediately in this case of defectly in making payment of any installment on the Contract, or (b) when default shall occur and continue for three days in the performance of any other agreement of the Grantors herein contained, or (c) interediately it all or part of the premises are sold or transferred by the Grantors without 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 toroclose the fron hereof. In any soir to foreclose the first here 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 betaff of Trustee to Beneficiary for attorney's fees. Trustee's lees, appraisers' fees, outlay for documentary and expense vidence, aetogeness which may be paid or incurred by or on betaff of Trustee to Beneficiary and other which may be estimated as to items to be estudied after the proposer of the sarrhest and examinations, guarantee policies, 2-cerens certificates, and similar data and assurances with respect to title as Trustee or Beneficiary may deem to be reasonably necessary entary to prosecute such suit or so evidence to indeter at any sale which may be that pursuant in such decree the time condition of the title or the value of the premises. All expenditures and expenses of the nature in this paragraphy mentioned shall become so much additional indebtedness socured between the title or the value of the remains percentage rate stated in the Contact the Trust Deed secure. When paid or incurred by Trustee or Beneficiary in connection with (a) any proceeding, including problem and to incurred by Trustee or International lands and assurance of any outlet the functional become and any outlet the functional between the processing of the proposition for the consideration of any outlet the functional become 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 fields which under the terms hereof constitute secured indebtedness additional to that evidenced by the Couract, with inseries thereog as become proceed; third, all principal and interest remaining unpaid on the use, fourth, any overplus to Granton, then bette, legal representatives or assigns, as their rights may appear

9. Open, or a any time after the filing of a bill to foreclose this Trust Deed, the court in which such bill is filed may appear a receiver of oud premises. Such appointment may be made either be one or after safe, without notice, without regard to the solvency of machines at the time of application for such receiver and without regard to the then value of the premises or whether the same thall be then occupied as a horizotead or not and the Trustee hereinder may be application for such receiver shall have the power to collect the rents, issues and predites the same the predicts of such interchoure unit and, in case of a safe and a deficiency, during the full stotatory period of redemption, whether there be redemption or not, as well as during any finite times when the interchoice of the intercention of such receiver, would be entitled to collect such tents, issues and profits, and all other possess which may be becomed in such cases for the protection, possession, control, management and operation of the premises during the full stotatory or on part of (1) The indebtodices secured hereby, or by any decree foreching this from beed on the reservoir or other fore may be on become superior to the foreching such decree, provided such application is made prior to forechingue secured hereby.

No action for the enforcing an of the fien or of any provision bereat shall be subject to any defense which would not be good and available to the party interposing same to an action in low upon the note bereby secured

11. Trustee or Beneficiary shall laye the right to inspect the premues at all reasonable times and access thereto shall be permitted for that purp

12. Trustee has no duty to examinate thir, location, existence, or condition of the premies, nor shall be permitted for that purpose expressly obligated by the terms hereof more e-liable for any acts or contistions hereunder, except in case of gross negligence or misconduct and Trustee may require indemnities satisfactory to 7 make her acts compared by the terms hereof more e-liable for any acts or contistions hereunder, except in case of gross negligence or misconduct and Trustee may require indemnities satisfactory to 7 makes her acts compared by the terms hereof given

13. Open presentation of substactory excert, c hat all indebtedness secured by this Trust Deed has been fully paid, either before or after maturity, the Trustee shall have full authority to relieve this Trust Deed, the hen thereof, by proper instrum in

14. In case of the resignation, mability or refur a to 3 of Trustee, the Beneficiary shall have the authority to appoint a Successor in Trust. Any Successor in Trust hereinder shall have the identical title, powers and authority as are herein given Trustee.

15. This Trust Deed and all provisions beteof, shall extract 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 or 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 berein shall mean and include any successors or assigns of sent fictary.

			ASSIGNMENT	
Deed and	the obligation secu-	red thereby to Assoc		•
1	IN WITNESS WHE	REOF, the undersig	ned has set its hark and solal this	
				Dealer (SEA1.)
				Dealer
			CORPORATE LELLER SIGN HERE	
ATTEST	<b>t</b>			and the second of the second o
			(Its Secretary)	(Name and Title)
	ACK	OWI FROME	NT BY INDIVIDUAL OR PAKTE FRSHIP BENEF	CIARY (SELLER)
10T 4 TED COL		CON EDDOME		(0,000,000,000,000,000,000,000,000,000,
STATE OF ILLINOIS.		SS.	a Nouncy Public in and for and residing in said County, i , the state afores	
Charles of				BO, DO HARDO CORRECT STORY
County of	and the production of the production	mar variant i received the fact.		
			whopersonally known to me to be the same person	
			Assignment, appeared before me this day in person and acknowledged that	
			the said Assignment as free and volunt in	
			GIVEN under my hand and Notarial Scal this day of	A.D. 19
			. An again shakari tira a shari	Notary Public
	·	ACI	NOWLEDGMENT BY CORPORATION (SELLE	0 //
		,		
STATE OF	HLLINOIS,		1,	
		SS.	a Notary Public in and for and residing in said County, in the State aforest	id, DO HERESY CERTIN THAT
County of			The state of the s	
				A
	whopersonally known to me and who executed the foregoing Assignment as president and secret of the corporation named therein and acknowledged that they signed and delivered the same as their free and we			
	ي		officers in the name of and on behalf of said corporation for the uses and p	
	9		GIVEN under my hand and Notarial Seal this day of	•
	86.3			Notary Public
	30			
D	_			CORDERS INDEX PURPOSES
D E	NAME			STREET ADDRESS OF ABOVE BED PROPERTY HERE
L I			<i>1713</i> (10	PED HOLLING
	STREET			
V E R				
R	CITY			
. Y			State of the state	
	INSTRUCTIONS			