

UNOFFICIAL COPY

96609197

R DEPT-01 RECORDING #27.50
THE ABOVE SPACE IS FOR THE COUNTY CLERK'S USE ONLY 08/09/96 10:46:00
#7751 # JW *-96-609197
COOK COUNTY RECORDER

TRUST DEED

THIS INDENTURE, made JUNE 8th, 19 96 between

RACHEL FRANKLIN, MARRIED TO SONNNY FRANKLIN, 27.50
herein referred to as "Grantors" and PAUL FISHER of WESTCHESTER
Illinois, herein referred to as "Trustee", witnesseth: THAT WHEREAS the Grantors have promised to pay
to DANLEY GARAGE herein referred to as "Beneficiary" the legal
holder of the Home Improvement Contract hereinafter called "Contract" and described, the sum of
THREE THOUSAND FIVE HUNDRED TWENTY TWO & 50/100 -
Dollars (\$ 3522.50),

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
36 consecutive monthly installments: 36 at \$ 119.52, followed by
0 at \$ 0, with the first installment beginning on
JULY 13th, 19 96 and the remaining installments continuing on the same day
of each month thereafter until fully paid. All of said payment being made payable at WESTCHESTER
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 \$ 3522.50
The Contract has a Last Payment Date of JUNE 13th, 1999.

96609197

NOW, THEREFORE, the Grantors to secure payment of the said obligation in accordance with the terms,
provisions and limitations of the 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 CITY OF CHICAGO
COUNTY OF COOK AND STATE OF ILLINOIS, to wit:

LOT 174 IN FLINTS ADDITION TO CHICAGO, IN THE SOUTHWEST QUARTER
OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PIN# 16-12-330-005 CK/A 2949 W. WARREN BLVD., CHICAGO, IL 60612
which the property described, is referred to herein as the "premises".

TOGETHER with improvements and fixtures now attached together with easement, 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.

O'CONNOR TITLE
SERVICES, INC.
6150-49

COVENANTS, CONDITIONS AND PROVISIONS

1. 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 mechanic's 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 prior lien to Trustee or to Beneficiary; (4) complete within a reasonable time any building or building now or at any time in process of erection upon said premises; (5) comply with all requirements of law or municipal ordinances with respect to the premises the use thereof; (6) make no material alterations in said premises except as required by law or municipal ordinance.
2. 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 assessments which Grantor may desire to contest.
3. Grantor 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 fire and wind policies payable, in case of loss or damage, to Trustee for the benefit of the Beneficiary, such right to be evidenced by the standard mortgage clauses 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.
4. In case of default thereof, Trustee or Beneficiary may, but need not, make any payment or perform any act herein before required of Grantors 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 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 provided 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 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.
5. The Trustee or Beneficiary hereby secured making any payment hereby authorized relating to taxes or assessments, may do so according to any bill, statement or estimate procured from the appropriate public office without inquiry into the accuracy of such bill, statement or estimate or into the validity of any tax, assessment, or a forfeiture, tax lien or title or claim thereof.
6. Grantors shall pay half of 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 default 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) immediately if all of the premises are sold 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 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, outlay for documentary and expert evidence, and photographers' charges, publication costs and costs (which may be estimated as to items to be expenses after any of the decree), covering all such abstracts of title, title searches and examinations, guarantee policies, Torrens certificates, and similar data and expenses with respect to title as Trustee or Beneficiary may deem to be reasonably necessary either to prosecute such suit or to evidence to bidders at any sale which may be the pursuant to such decree the true condition of the title 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 the annual percentage rate stated in the Contract this Trust Deed secures, when paid or incurred by Trustee or Beneficiary 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; (b) preparations for commencement of any suit for the foreclosure hereof after accrual of such right to foreclose whether or not actually commenced; or (c) 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 items which under the terms hereof constitute secured indebtedness additional to that evidenced by the Contract, with interest thereon as herein provided; third, all principal and interest remaining unpaid on the note; fourth, any overplus to Grantors, their heirs, legal representatives or assigns, as their rights may appear.

96609197

UNOFFICIAL COPY

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 for such receiver and without regard to the then value of the premises or whether 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 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 the hands in payments in whole or 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 such decree, provided such application is made to foreclosure sale; (2) the deficiency in case of 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 Trust 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 successors or assigns of Beneficiary.

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

96609197

Rachel Franklin (SEAL) James C. Franklin (SEAL)
Rachel Franklin (SEAL) James C. Franklin (SEAL)
Collateral Owner (SEAL)

STATE OF ILLINOIS,
County of COOK

SS. Rogelio A. Astudillo
a Notary Public in and for and residing in said County, in the State aforesaid,
DO HEREBY CERTIFY THAT Rachel Franklin & James C. Franklin

who is 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 they
signed and delivered the said Instrument as their

free and voluntary act, for the uses and purposes therein set forth.
GIVEN under my hands and Notarial Seal this 8th day of
JUNE A.D. 19 96



Rogelio A. Astudillo
Notary Public

This instrument was prepared by:
Kristine Geresiczak
(Name)

4250 N. MAIN ST CHICAGO IL 60613
(Address)

UNOFFICIAL COPY

ASSIGNMENT

For value received, the undersigned, the beneficiary under the within Trust Deed hereby transfers, sets over and assigns the beneficial interest under such Trust Deed and the obligation secured thereby to 21st Century Loan.
IN WITNESS WHEREOF, the undersigned has set forth its hand and seal this 6th day of AUGUST 1996

Danaja George World (SEAL)
Dealer

CORPORATE SELLER SIGN HERE

ATTEST:
Kristi Czajka

PAUL FISHER Vice President
By Paul Fisher Vice President
Name & Title

ACKNOWLEDGMENT BY INDIVIDUAL OR PARTNERSHIP BENEFICIARY (SELLER)

STATE OF ILLINOIS, I _____
County of _____ SS. a Notary Public in and for and residing in said County, in the State aforesaid,
DO HEREBY CERTIFY THAT _____

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 hands and Notarial Seal this _____ day of

_____, A.D. 1996

96609197

Notary Public

ACKNOWLEDGMENT BY CORPORATION (SELLER)

STATE OF ILLINOIS, I Brian H. Strom
County of Cook SS. a Notary Public in and for and residing in _____ County, in the State aforesaid,
DO HEREBY CERTIFY THAT Paul Fisher Vice President

who is _____ 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 hands and Notorial Seal this 6th day of

August _____ A.D. 1996

[Signature]
Notary Public



D
E
L
I
V
E
R
Y

NAME 21st Century Loan, Inc. FOR RECORDERS INDEX PURPOSES
STREET 4250 N. MARINE DR. INSERT STREET ADDRESS OF ABOVE
CITY CHICAGO, IL 60613 DESCRIBED PROPERTY HERE
2949 W. WARREN BVD.
CHICAGO, IL 60612

INSTRUCTIONS

OR
RECORDERS OFFICE BOX NUMBER _____

