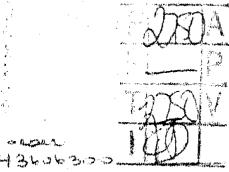
UNOFFICIAL COPY



96061104

43rapson	COCK CHART FERRER
TRUST DEED	· · · · · · · · · · · · · · · · · · ·
	BOVE SPACE FOR RECORDERS USE ONLY
THIS INDENTURE, made 01/18/96 between CHRISTIN	NA CROCKETT AND JAMES H. JACKSON
BUTTH IRMARRIED herein referred to as "Grantors", an	nd F E TRONCONE , Illinois, herein referred to as
"Trustee", witnesseth:	minos, herent relened to as
TUIST VARIETY AC the Crapton bound was along to any an Associated Ci-	annon tan bayasin nabayand ba na Ribanglalan it
THAT, WHEREAS the Grantors have promised to pay to Associates Fit the legal holder of the Loan Agreement hereinefter described, the principles	
with interest thereon at the rate of (check applicable box):	
Agreed Rate of Interest: 12.93 % per year on the unpoid princi	pal balances.
Agreed Rate of Interest: This is a variable interest rate man and the	he interest rate will increase or decrease with
changes in the Prime Loan rate. The interest rate will beperce published in the Federal Reserve Board's Statistical Release H.15. The interest rate will bepercepture.	
is the published rate as of the last business day of; the	
year. The interest rate will increase or decrease with changes in the Bar	ni. Prime Loan rate when the Bank Prime Loan
rate, as of the test business day of the preceding month, has increased point from the Bank Prime Loan rate on which the current interest rate	
decrease more than 2% in any year. In no event, however, will the inter	
nor more than% per year. The interest rate will not change bet	fore the First Feyment Date.
	74,
Adjustments in the Agreed Rate of Interest shall be given effect by o	
monthly payments in the month following the anniversary date of the los	
total amount due under said Loan Agreement will be paid by the last pawares the right to any interest rate increase after the last anniversary	
loan.	
The Grantors promise to pay the said sum in the said Loan Agreeme	nt of ourn date harowith made noughle to the
Beneficiary, and delivered in 180 consecutive monthly installing	
followed by 179 at \$ 1042.54 tollowed by 0	at \$ oo_, with the first installment
beginning on <u>03/01/96</u> , and the remaining installments thereafter until fully paid. All of said payments being made payable at 01	continuing on the same day of each month AK PARK Illinois, or at such place
s the Beneficiary or other holder may, from time to time, in writing appoin	
	C C
	Hadi And

ORIGINAL (1)
BORROWER COPY (1)
RETENTION COPY (1)

00680A.04

NOW, THEREFORE, the Granton to secure the payment of the said abligation is accordance with the terms, provisions and limitations of this Trust Deed, and the performance of the covenants and agreements herein contained, by the Grantons 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 CCNVEY and WARPANT unto the Trustee, its successors and assigns, the following described Real Estate and all their estate, title and interest therein, situate, lying and being in the CITY OF COUNTY OF COOK AND STATE OF ILLINOIS, to wit:

LOTS 21 AND 22 IN BLOCK 42 IN ROCERS RESURDIVISION IN BLOCKS 42 AND 43, LOYS 1 AND 16 INCLUSIVE IN BLOCK 44 AND OTHER BLOCKS IN WASHINGTON HEIGHTS ACCORDING TO MAP THEREOF RECORDED APRIL 10, 1873, IN BOOK 4 OF PLATS, PAGE 47, IN COOK COUNTY, ILLINOIS.

P.I.M. \$25-20-102-032 LOT 21 25-20-102-033 LOT 27

which has the address of 11178 S. LCCINS

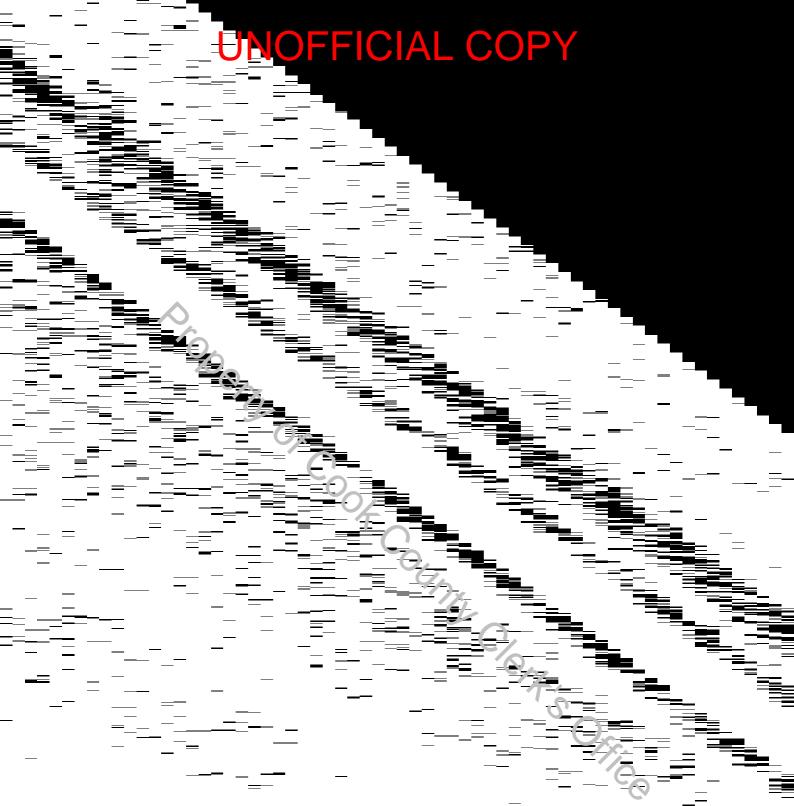
CHICAGO

which, with the property hereir at ar described, is referred to herein as the "premises."

TOGETHER with improvements and fixtures now attached together with assements, 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 form, free from all rights and benefits under and by virtue of the Homestead Exemption Laws of the State of Illinois, which and rights and benefits the Grantors do hereby expressly release and waive.

- 1. Crantors 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 tree 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 linn 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 buildings now or at a writine in process of erection upon said premises; (5) comply with all requirements of law 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.
- 2. Grantors shall pay before any penalty attaches all general laxes, 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 latter assessment which Grantor may desire to contest.
- O. 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 comparies 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 costs or damage, to Trustee for the benefit of the Beneficiary, such rights to be evidenced by the standard mortgage draise 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 direct of expiration.
- 4. 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 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 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 Loan Agreement 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.



14. In case of the resignation, inability or refusal to act of Trustee, the Especially shall baye 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 Loan Agreement 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 Grantons the day and year first above written. BEALL JAMES H JACKSON SEAL (SEAL) STATE OF ILLINOIS a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT CHRISTINA CROCKETT AND JAMES H JACKSON BOTH UNMARRIED ARE personally known to me to be the same whose name S ARE subscribed person S to the foregoing Instrument, appeared before the this day in OFFICIAL SEAL
DAVID J. TROPECK
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 2:24-05 THEIR peliverent the said Instrument as voluntary act, for the uses and purposes therein set forth. GIVEN circler my and and Notarial Seal this JAMUAP: This instrument was prepared by TOMASZEWSKI, 7035 W. NORTH AVE. OAK PARK IT. FOR RECORDERS INDEX CURPOSES INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HEPE SUCIATES FIN**ANCE, MC.** 7035 W. North Avg. Oak Park, 11. 60302 INSTRUCTIONS OB RECORDER'S OFFICE BOX NUMBER