

# UNOFFICIAL COPY

97207871

Illinois - Variable Rate (Open-End)

## TRUST DEED

Individual Mortgagor

[ ] Recorder's Box 333

[X] Mail To:

The Chicago Trust Company  
Note ID and Release  
171 North Clark  
Chicago, IL 60601

DEPT-01 RECORDING \$29.00  
T20012 TRAN 4437 03/26/97 11:33:00  
77442 CG \* - 97 - 207871  
COOK COUNTY RECORDER

HE7005524 HE

092-092-6233407

This Trust Deed consists of six pages (6 sheets 1 side). The covenants, conditions and provisions appearing on subsequent pages are incorporated herein by reference and are a part hereof and shall be binding on the borrowers, their heirs, successors and assigns.

THIS INDENTURE, made MARCH 11, 1997, between NATHANIEL WATSON AND WIFE CLARA AS JOINT TENANTS herein referred to as "Borrower" and THE CHICAGO TRUST COMPANY, an Illinois corporation doing business in Chicago, Illinois, herein referred to as "Trustee," witnesseth:

This Trust Deed secures a revolving line of credit under which advances, payment, and readvances may be made from time to time. The maximum amount of the line of credit which may be secured at any one time is \$57,700.00

1. Legal Description. This document is a deed of trust on real estate located in COOK County, State of Illinois (called the "Land"). The Land's legal description is:

LOT 240 IN ROBBIN'S MEADOW LAKE UNIT NO. 2 BEING A SUBDIVISION IN THE NORTH 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13 TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF REGISTERED IN THE REGISTRAR'S OFFICE OF COOK COUNTY ILLINOIS ON MAY 7 1954 AS DOCUMENT 1521812 IN COOK COUNTY, ILLINOIS.

PREPARED BY:  
C. JARRA  
P.O. BOX 6419  
VILLA PARK IL 60181

PIN # 09-13-414-011-0000

2. Definitions. In this document, the following definitions apply.

"Trust Deed:" This document will be called the "Trust Deed".

"Borrower:" NATHANIEL WATSON AND WIFE CLARA AS JOINT TENANTS will be called "Borrower".

"Holder of the Note:" The legal holder of the Revolving Line of Credit will be called the "Holder of the Note."

"Agreement:" The Agreement signed by one or more Borrowers and dated the same date as this Trust Deed will be called the "Agreement." Under the Agreement, any Borrower signing the Agreement has a revolving line of credit called the "Account." The Agreement allows Borrower to obtain Loan Advances from the Account, make payments, and obtain readvances. Under the Agreement, Borrower may request Loan Advances from the Holder of the Note at any time until the final due date, shown in section 3 below.

"Property:" The property that is described in section 4 is called the "Property."

Deery # 92 151 175

BOX 333-CTT

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Property of Cook County Clerk's Office

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3. **Final Due Date.** The scheduled date for final payment of what Borrower owes under the Agreement is 03-17-2012 .

4. **Description of the Property.** Borrower gives Holder of the Note rights in the following Property:

a. The Land, which is located at (address)

7435 W LAKE STREET MORTON GROVE IL 60053

The Land has the legal description shown above in section 1.

b. All buildings and all other improvements and fixtures (such as plumbing and electrical equipment) that are now or will in the future be located on the Land.

c. All "easements, rights, hereditaments, appurtenances, rents, royalties, and profits" that go along the Land. These are rights in other property that Borrower has as owner of the Land.

5. **Notice of Variable Rate of Interest.** This Trust Deed secures a line of credit that has a variable rate of interest. This means that the interest rate may increase or decrease from time to time, as explained in the Agreement.

6. **Finance Charge.** Borrower will pay a Finance Charge according to the terms of the Agreement until Borrower has repaid everything owed under the Agreement.

7. **Conveyance of the Property.** The Borrower, to secure the payment of the said principal sum of money, interest, finance charges, and other fees owed by Borrower to Holder of the Note in accordance with the terms, provisions and limitations of the Agreement and this Trust Deed, and the performance of the covenants and agreements herein contained, by the Borrower to be performed, and also in the consideration of the sum of One Dollar in hand paid, the receipt whereof is hereby acknowledged, does by these presents CONVEY and WARRANT unto the Trustee, its successors and assigns, the Property and all of its estate, right, title and interest therein.

TO HAVE AND TO HOLD the property 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 Borrowers do hereby expressly release and waive. Witness the hand and seal of Borrowers the day and year first above written.

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

Nathaniel Watson 3/11/97 (SEAL)  
NATHANIEL WATSON

Clara Watson 3-11-97 (SEAL)  
CLARA WATSON

[SEAL]

[SEAL]

STATE OF ILLINOIS

SS

County of COOK

I, STEVE R BRUNKE a Notary Public in and for the residing in said County, in the state aforesaid, DO HEREBY CERTIFY THAT NATHANIEL WATSON AND CLARA WATSON

who personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that THEY signed, sealed and delivered the said Instrument as THEIR free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 11TH day of MARCH 1997 .

Steve R Brunke  
Notary Public STEVE R BRUNKE

Notarial Seal



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Borrower promises to pay Trustee or the Holder of the Note all amounts that either Trustee or Holder of the Note pays under this section. If Trustee and/or Holder of the Note pays an obligation, Trustee and/or Holder of the Note will have all of the rights that the person paid by Trustee or the Holder of the Note would have had against Borrower. This Trust Deed covers all these amounts that Trustee or Holder of the Note pays, plus interest, at the rate that is figured as if the money had been given under the Agreement, or if that rate violates the law, then at the highest rate that the law allows. This Trust Deed also covers reasonable compensation to Trustee for each matter concerning which action herein authorized may be taken.

If Borrower fails to maintain insurance on the Property as required in paragraphs 4 or 5, the Trustee or the Holder of the Note may purchase insurance on the Property, without notice to Borrower and charge Borrower for the cost as provided in this Trust Deed. If the Trustee or the Holder of the Note purchases this insurance, it will have the right to select the agent. Any hazard insurance and/or flood insurance purchased by the Trustee or Holder of the Note on the Property may be limited to the amount due under the Agreement at the time the insurance is purchased, even if the Property is worth more. The Trustee or the Holder of the Note is not required to obtain the lowest cost insurance that might be available.

8. **Rights of the Trustee and Holder of the Note.** Any failure or delay by the Trustee or the Holder of the Note in enforcing the rights available to them in this Trust Deed or the law, will not cause the Trustee or Holder of the Note to give up those rights. The Trustee or Holder of the Note may exercise and enforce any of its rights until its rights under the Trust Deed end. Each right that this Trust Deed gives to the Trustee or the Holder of the Note is separate. The Trustee or Holder of the Note may enforce and exercise them one at a time or all at once.

9. **Joint Borrowers.** Each person that signs this Trust Deed is responsible for keeping all of the promises made by the Borrower. Trustee or Holder of the Note may choose to enforce their rights against anyone signing the Trust Deed as an individual or against all of them. However, if someone signed this Trust Deed, but did not sign the Agreement, then that person will not be required to pay any amount under the Agreement, but will have signed only to give Trustee or Holder of the Note the rights that person has in the Property under the terms of this Trust Deed.

10. **Selling the Property.** Borrower agrees not to sell or transfer all or any part of the Property, or any rights in the Property, including the sale or transfer of the beneficial ownership in the Property where Borrower is a Land Trust, without the written consent of the Holder of the Note. This includes sale by Contract for Deed

11. **No Defaults Under Prior Mortgages.** If there is already a mortgage or deed of trust against the Property, the Borrower promises that there will never be a default under that mortgage or deed of trust.

12. **Request for Notice of Default and Foreclosure.** Borrower and Trustee, on behalf of the Holder of the Note request the holder of any mortgage, deed of trust or other encumbrance with a lien which has priority over this Trust Deed to give Notice to Trustee, at Trustee's address set forth on page one of this Trust Deed, of any default under the superior encumbrance and of any sale or other foreclosure action.

13. **No Other Mortgages or Deed of Trust.** Borrower agrees not to mortgage or encumber by a deed of trust all or any part of the Property or allow anyone else to have a lien on the Property without the Holder of the Note's written consent.

14. **Trustee/Holder of the Note -- Remedies and Foreclosure.** If Trustee or Holder of the Note requires Borrower to pay the entire outstanding balance under the Agreement in one payment (called "acceleration") and Borrower fails to make the payment when due, then Holder of the Note or Trustee may foreclose this Trust Deed as provided below. However, before accelerating, the Trustee or the Holder of the Note will send Borrower a written notice by certified mail which states:

- a. The promise that Borrower failed to keep or the representation or warranty that Borrower breached;
- b. The action Borrower must take to correct that failure;
- c. The date, at least 30 days away, by which the failure must be corrected;
- d. That if Borrower doesn't correct the failure or the representation or warranty that Borrower breached, Trustee or Holder of the Note will accelerate, and if Borrower doesn't pay, Trustee or another person may buy the Property at a foreclosure sale;
- e. That Illinois law allows Borrower to reinstate the Trust Deed after acceleration; and
- f. That Borrower may bring suit in court to argue that all promises were kept and to present any other defenses Borrower has to acceleration.

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Trustee or Holder of the Note need not send the notice if the promise Borrower failed to keep consists of Borrower's sale or transfer of all or a part of the Property or any rights in the Property without the written consent of the Holder of the Note. If borrower does not correct the failure by the date stated in the notice, Trustee or Holder of the Note may accelerate. If Trustee or Holder of the Note accelerates, Trustee or Holder of the Note may foreclose this Trust Deed according to the Illinois Statutes. Borrower give Trustee/Holder of the Note a power to sell the Property at a public auction. Borrower also agrees to pay all attorneys' fees of Trustee or Holder of the Note and Trustee's fees for the foreclosure in the maximum amount allowed by law.

The proceeds of any foreclosure sale of the property 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 Agreement with interest thereon as herein provided; third, all principal and interest remaining unpaid on the Agreement; fourth, any overplus to Borrower, their heirs, legal representatives or assigns, as their rights may appear.

15. **Appointment of Receiver.** 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 Property. Such appointment may be made either before or after sale, without notice, without regard to the solvency or insolvency of the Borrower at the time of application for such receiver and without regard to the then value of the Property 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 the power to collect the rents, issues and profits of said property 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 Borrower, 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 Property during the whole of said period.

The Court from time to time may authorize the receiver to apply the net income in his hands in 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 and (b) the deficiency in case of sale and deficiency.

16. **Defenses.** 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 notes hereby secured.

17. **Right of Inspection.** Trustee or the Holder of the Note shall have the right to inspect the Property at all reasonable times and access thereto shall be permitted for that purpose.

18. **Trustee's Obligations.** Trustee has no duty to examine the title, location, existence, or condition of the Property, or to inquire into the validity of the signatures or the identity capacity, or authority of the signatories on the Agreement or the 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.

19. **Release.** 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 at the request of any person who shall either before or after maturity thereof, produce and exhibit to Trustee the Agreement, 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 Agreement herein described any Agreement which bear an identification number purporting to be placed thereon by a prior trustee hereunder or which conform in substance with the description herein contained of the Agreement and which purport 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 Agreement described herein, it may accept as the genuine Agreement herein described any agreement which may be presented and which conform in substance with the description herein contained of the Agreement and which purport to be executed by the persons herein designated as makers thereof. Borrower shall pay all costs associated with services provided by Trustee in connection with the Trust Deed, including but not limited to the Trustee's fees for the release of this Trust Deed and the costs of recordation of the release.

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20. **Resignation of Trustee.** Trustee may resign by instrument in writing filed in the office of the Recorder of Deeds in which this instrument shall have been recorded or filed. Any successor in trust hereunder shall have the identical title, powers and authority as are herein given Trustee.
21. **Binding Effect of Trust Deed.** This Trust Deed and all provisions hereof, shall extend to the be binding upon Borrower and all persons claiming under or through Borrower, and the word "Borrower" 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 Agreement or this Trust Deed.
22. **Trustee's Fee.** Before releasing this Trust Deed, Trustee or successor trustee shall receive for its services a fee as determined by its rate schedule in effect when the release deed is issued. Trustee or successor trustee shall be entitled to reasonable compensation for any other act or service performed under any provisions of this Trust Deed.
23. 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 HOLDER OF THE NOTE THE REVOLVING LINE OF CREDIT AGREEMENT SECURED BY THIS TRUST DEED SHOULD BE IDENTIFIED BY THE CHICAGO TRUST COMPANY, TRUSTEE, BEFORE THE TRUST DEED IS FILED FOR RECORD.

Identification No. \_\_\_\_\_

0788050 *SP.*

THE CHICAGO TRUST COMPANY, TRUSTEE

BY *Julie Ebert*

Assistant Vice-President, Assistant Secretary.

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

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