

TRUST DEED

TORRENS

THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made September 24, 1987, between John H. Everett, Jr. and Sharon

R. Everett, married to each other in Joint Tenancy. herein referred to as "Mortgagors," and Security Pacific Finance Corp., an ~~INCORPORATED~~ Delaware

corporation, herein referred to as TRUSTEE, witnesseth: \*see attached rider THAT, WHEREAS the Mortgagors are justly indebted to the Trustee of the Instalment Note hereinafter described, said Note being herein referred to as Holder of the Note, in the principal sum of \$10665.15

Ten-thousand-six-hundred-sixty-five and .15/100-----Dollars, evidenced by one certain Note of the Mortgagors of even date herewith, made payable to the Holder and delivered, which said Note provides for  monthly instalments of principal and interest, with the balance of indebtedness, If not sooner paid, due and payable on 09/29/94 ; or ~~NA~~ an initial balance stated above and a credit limit of \$ NA under a Revolving Loan Agreement.

NOW, THEREFORE, the Mortgagors to secure the payment of the said principal sum of money and said interest in accordance with the terms, provisions and limitations of this trust deed, and the performance of the covenants and agreements herein contained, by the Mortgagors 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 68 (except the South 5 feet thereof) and the South 9 feet of Lot 69 in the resubdivision of Lots 13 to 33 both inclusive in Block 1 and the South 1/3 of Lot 15, and all of Lot 16 to 46 inclusive in Block 2, Lots 1 to 48 inclusive in Block 7 and Lot 25 to 48 inclusive in Block 8, in Richardson's Subdivision of the Northeast 1/4 of the Northeast 1/4 of Section 36, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Parcel Number: 20-36-214-021  
Commonly Known As: 8012 S. Oglesby Chicago, Il 60617

which, with the property hereinafter described, is referred to herein as the "premises," TOGETHER with all improvements, tenements, easements, fixtures, and appurtenances thereto belonging, and all rents, issues and profits thereof for so long and during all such times as Mortgagors may be entitled thereto (which are pledged primarily and on a parity with said real estate and not secondarily) and all apparatus, equipment or articles now or hereafter therein or thereon used to supply heat, gas, air conditioning, water, light, power, refrigeration (whether single units or centrally controlled), and ventilation, including (without restricting the foregoing), screens, window shades, storm doors and windows, floor coverings, awnings, stoves and water heaters. All of the foregoing are declared to be a part of said real estate whether physically attached thereto or not, and it is agreed that all similar apparatus, equipment or articles hereafter placed in the premises by the mortgagors or their successors or assigns shall be considered as constituting part of the real estate.

TO HAVE AND TO HOLD the premises unto the said Trustee, its successors and assigns, forever, for the purpose, 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 Mortgagors do hereby expressly release and waive.

This Trust Deed may not be assumed.

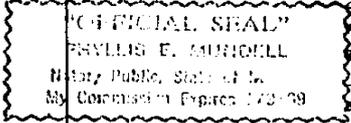
This trust deed consists of two pages. The covenants, conditions and provisions appearing on page 2 (the reverse side of this trust deed) are incorporated herein by reference and are a part hereof and shall be binding on the mortgagors, their heirs, successors and assigns.

WITNESS the hand and seal of Mortgagors the day and year first above written.

John H. Everett (SEAL) Sharon R. Everett (SEAL)  
John H. Everett Sharon R. Everett  
(SEAL) (SEAL)

This Trust Deed was prepared by M. SAUCY 1920 thoreau Dr. Schaumburg, Il 60173

STATE OF ~~INDIANA~~ Indiana } ss. I, Phyllis E. Mundell  
County of Lake } a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT John H. Everett, Jr. and Sharon R. Everett, Married to each other in Joint Tenancy.



who 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, 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 24 day September, 1987

Phyllis E. Mundell Notary Public

Notarial Seal

NOTE IDENTIFIED

3655191

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PLACE IN RECORDERS OFFICE BOX NUMBER

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

1920 NORTH THOREAU DR/160  
601 59315 2 P 60195  
SCRAMBUC 7 60175  
PHONE 312 701-5050

MAIL TO:

SECURITY PACIFIC  
FINANCE CORP

FOR THE PROTECTION OF BOTH THE BORROWER AND  
LENDER THE INSTALLMENT NOTE SECURED BY THIS  
TRUST DEED SHOULD BE IDENTIFIED BY THE  
BEFORE THE TRUST DEED IS FILED FOR RECORD.

Assistant Secretary/Assistant Vice President

By

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

THE COVENANTS, CONDITIONS AND PROVISIONS REFERRED TO ON PAGE 1 (THE REVERSE SIDE OF THIS TRUST DEED);

1 Mortgagee shall (a) keep said premises in good condition and repair, without waste, and free from mechanics' or other liens or claims for lien or other encumbrances, and upon request a satisfactory evidence of such prior lien to Trustee or to holders of the note; (b) complete within a reasonable time any building or buildings now or at any time in process of erection upon said premises; (c) comply with all requirements of law or municipal ordinance with respect to the premises and the use thereof; (d) make no material alterations in said premises except as required by law or municipal ordinance; and (e) 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 holders of the note duplicate receipts therefor. To prevent default hereunder Mortgagee shall pay in full under protest, in the manner provided by statute, any tax or assessment which Mortgagee may desire to contest.

2 Mortgagee shall keep all buildings and improvements now or hereafter on said premises under repair, against loss or damage by fire, lightning or windstorm and flood damage where the lender is required by law to have its loan insured under policies providing for payment by the mortgagee in complete satisfaction to the holders of the note, and insurance policies payable, in case of loss or damage, to Trustee for the benefit of the holders of the note, 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 holders of the note, and in case of insurance about to expire, shall deliver renewal policies not less than ten days prior to the respective dates of expiration.

3 In case of default hereunder, Trustee or the holder of the note may, but need not, make any payment or perform any act hereunder required of Mortgagee 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 thereon, or redeem from any tax sale or foreclosure attaching 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 the holders of the note to protect the mortgaged premises and the lien hereon, plus reasonable compensation to Trustee for each matter concerning which action herein authorized may be taken, shall be so much additional indebtedness secured hereby and shall become immediately due and payable without notice and with interest thereon at a rate equivalent to the post maturity rate set forth in the note assuring this trust deed, if any, otherwise the post maturity rate set forth therein. In addition, the mortgagee shall be so much additional indebtedness secured hereby and shall become immediately due and payable without notice and with interest thereon at a rate equivalent to the post maturity rate set forth in the note assuring this trust deed, if any, otherwise the post maturity rate set forth therein.

4 The Trustee or the holders of the note hereby secured making any payment hereby authorized relating to taxes or assessments, may do so according to any public 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, sale, foreclosure, tax lien or title or claim thereon.

5 Mortgagee shall pay each item of indebtedness hereon mentioned, both principal and interest, when due according to the terms hereof. At the option of the holders of the note, and without notice to Mortgagee, all unpaid indebtedness secured by this Trust Deed shall, notwithstanding anything in the note 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 of principal or interest on the note, (b) when default shall occur and continue for three days in the performance of any other agreement of the Mortgagee principal contained, or (c) upon sale or transfer of any interest in the premises as allowed by law.

6 When the indebtedness hereby secured shall become due and payable by acceleration or otherwise, holders of the note or Trustee shall have the right to foreclose the lien hereon, in full or in part, by advertisement, public sale, or otherwise, there shall be allowed as additional indebtedness in the decree of sale all expenditures for advertising, expert evidence, and expert evidence, attorneys' charges, publication costs and costs which may be incurred as to items to be expended after the date of proceeding all such abstracts of title, title searches and examinations, title insurance policies, Torrens certificates, and similar data and assurances with respect to title as Trustee or holders of the note may deem to be reasonably necessary either to prosecute such sale or to evidence to bidders at any sale which may be had pursuant to such decree the true condition of the title to or the value of the premises. All expenditures and expenses of the mortgagee in this paragraph mentioned shall become so much additional indebtedness secured hereby and shall be immediately due and payable, with interest thereon, at the post maturity rate set forth in the note assuring this trust deed, if any, otherwise the post maturity rate set forth therein, when paid or incurred by Trustee or holders of the note in connection with (a) any proceeding, including foreclosure and bankruptcy proceedings, or (b) preparation for or (c) preparation for or (d) preparation for or (e) preparation for or (f) preparation for or (g) preparation for or (h) preparation for or (i) preparation for or (j) preparation for or (k) preparation for or (l) preparation for or (m) preparation for or (n) preparation for or (o) preparation for or (p) preparation for or (q) preparation for or (r) preparation for or (s) preparation for or (t) preparation for or (u) preparation for or (v) preparation for or (w) preparation for or (x) 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3655491

# UNOFFICIAL COPY

0 3 8 5 5 1 9 1

## R I D E R

The legal holder of the installment note referred to in the attached trust deed refers to payee of Security Pacific Financial.

John H. Everett (SEAL)  
John H. Everett

Sharon R. Everett (SEAL)  
Sharon R. Everett

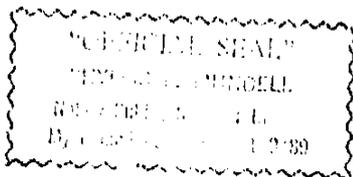
\_\_\_\_\_ (SEAL) \_\_\_\_\_ (SEAL)

State of ~~XXXXXX~~ )  
Indiana )  
County of Lake )

Subscribed and sworn to before me this 24 day of September, 1987.

Paulis E. McCall  
Notary Public

My commisssion expires 1-9-89



3655191

144939D  
DUPLICATE  
3655191

3655191

1941 SEP 29 PM 2:26  
HARRY (JUS) YOUNG  
REGISTERED OF TITLES

UNOFFICIAL COPY

Submitted by \_\_\_\_\_

Address \_\_\_\_\_

Promissory 3655191

Deliver of \_\_\_\_\_

3655191

Trust

SEAL

Security Pacific  
1920 Theken

Schaumburg, IL 60173

Property of Cook County Clerk's Office

3655191