

TRUST DEED

UNOFFICIAL COPY 3881427

THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE, made JULY 17, 1991, between ARTHUR M. KIDD AND LINDA M. KIDD, HIS WIFE, AS JOINT TENANTS, herein referred to as "Grantors", and STEVE H. LEWIS, AKA of DALLAS, TEXAS

herein referred to as "Trustee", witnesseth: THAT, WHEREAS the Grantors have promised to pay to Ford Consumer Finance Company, Inc. (Beneficiary), the legal holder of the Loan Agreement hereinafter described, the principal amount of THIRTY EIGHT AND FIFTY ONE AND 31/100 Dollars (\$ 38,051.31), together with interest thereon at the rate of (check applicable box):

- Agreed Rate of Interest: 15.50 % per year on the unpaid principal balances.
Agreed Rate of Interest: This is a variable interest rate loan and the interest rate will increase or decrease with changes in the Prime Loan rate.

Adjustments in the Agreed Rate of Interest shall be given effect by changing the dollar amounts of the remaining monthly payments in the month following the anniversary date of the loan and every 12 months thereafter so that the total amount due under said Loan Agreement will be paid by the last payment date of 1991.

The Grantors promise to pay the said sum in the said Loan Agreement of even date herewith, made payable to the Beneficiary, and delivered in 180 consecutive monthly installments at \$ 742.23, followed by 179 at \$ 545.63 followed by 0 at \$ 0, with the first installment beginning on September 3, 1991 and the remaining installments continuing on the same day of each month thereafter until fully paid.

NOW, THEREFORE, the Grantors in secure the payment of the said obligation in accordance with the terms, conditions and limitations of this 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 of which is hereby acknowledged, do by these presents CONVEY and WARRANT unto the Trustee, in successors and assigns, the following described Real Estate and all of their estate, title and interest therein, situate, lying and being in the CITY OF CHICAGO

COUNTY OF COOK AND STATE OF ILLINOIS, to wit: THE SOUTH 14 FEET OF LOT TWO (2), LOT THREE (EXCEPT THE SOUTH 9.34 FEET THEREOF) IN THE RESUBDIVISION OF LOTS 21, 22, 23, 24, 25, 28, 29, 30 AND 31 IN BLOCK 12, IN TENINGA BROS. AND CO'S FOURTH BELLEVUE ADDITION TO ROSELAND BEING A SUBDIVISION IN THE NORTHWEST QUARTER (1/4) OF SECTION 25, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED AS DOCUMENT NUMBER 1335358, IN COOK COUNTY, ILLINOIS. AKA: 10609 S. WALLACE, CHICAGO, IL 60628 PIN NO.: 25-16-126-039

TOGETHER with improvements and fixtures now attached together with easements, 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 terms 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.

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 Grantors, their heirs, successors and assigns. WITNESS the hand(s) and seal(s) of Grantors the day and year first above written.

Arthur M. Kidd (SEAL) Linda M. Kidd (SEAL) Arthur M. Kidd (SEAL)

STATE OF ILLINOIS, County of COOK

THE UNDERSIGNED, a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT



ARTHUR M. KIDD & LINDA M. KIDD who ARE personally known to me to be the (my) person(s) whose name ARE 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 hand and Notarial Seal this 17TH day of JULY, A.D. 1991)

This instrument was prepared by PAULETET HASIER, 100 N. LA SALLE, CHICAGO, IL 60602

NOTE IDENTIFIED

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

1. Grantor 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 mechanical or other liens or claims for lien and promptly subordinated to the lien hereof; (3) pay when due any indebtedness which may be secured by a lien or charge on the premises subject to the lien hereof, and upon request shall satisfactorily evidence the discharge of such lien to Trustee or to Beneficiary; (4) complete within a reasonable time any building or buildings 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 and the use thereof; (6) make no material alterations in said premises except as required by law or municipal ordinance.

2. Grantor 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 Grantor shall pay in full under protest, in the manner provided by statute, any tax or assessment 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 compliance satisfactory to the Beneficiary under insurance policies payable, in case of loss or damage, to Trustee for the benefit of the Beneficiary, such policies 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 Beneficiary, and in case of lapse or about to expire, shall deliver renewal policies not less than ten days prior to the respective dates of expiration.

4. In case of default therein, Trustee or Beneficiary may, but need not, make any payment or perform any act hereinafter required of Grantor 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 assessment, 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 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 in respect to the mortgaged premises and the lien hereof shall be as 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 of this Trust Deed secured hereunder. 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 Grantor.

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, sale, forfeiture, tax lien or title or claim thereof.

6. Grantor shall pay 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 Grantor, all unpaid indebtedness secured by this Trust Deed shall, notwithstanding anything in the Loan Agreement or in this Trust Deed to the contrary, become due and payable (a) immediately in the case of default in the payment of any installment on the Loan Agreement, or (b) when default shall occur as set forth in the Loan Agreement in the performance of any agreement of the Grantor herein contained, or (c) immediately if all or part of the premises are sold or transferred by the Grantor without the Beneficiary's prior written consent.

7. When the indebtedness hereby secured shall have 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 all out-of-pocket expenses and expenses which may be paid or incurred by or on behalf of Trustee or Beneficiary for a lawyer's fees, Trustee's fees, appraisals, fees, out-of-pocket expenses and expert evidence, stenographic charges, publication costs and costs (which may be estimated as to items to be expended after entry of the decree) of procuring all such interests of title, title searches and examinations, guarantee policies, Trustee's certificates, and similar data and assurances with respect to title as Trustee or Beneficiary may deem to be reasonably necessary either to prosecute such suit or to evidence title on any sale which may be had pursuant to such decree. The true condition of the title or the value of the premises, all expenditures and expenses of Trustee or Beneficiary in this paragraph mentioned shall become as much additional indebtedness secured hereby and immediately due and payable, with interest thereon at the annual percentage rate stated in the Loan Agreement of this Trust Deed secured hereunder, 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, defendant or defendant, by reason of this Trust Deed or any indebtedness hereby secured, or (b) any proceedings for the commencement of any suit for the foreclosure hereof after expiration of any right to foreclose whether or not actually commenced, or for preparation 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 to 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, to the payment of the indebtedness secured hereby, with interest thereon as evidenced by the Loan Agreement, with interest thereon as herein provided, third, all principal and interest remaining unpaid on the note; fourth, any overplus to Grantor, their heirs, legal representatives or assigns, as their rights may appear.

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 Grantor, and 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 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 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 any further time when Grantor, 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 premises during the whole of said period. The Trustee from time to time may authorize the receiver to apply the net income in his hands in payment in whole or in 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 of such decree, provided such application is made prior to foreclosure sale; (2) the deficiency in case of a sale and deficiency.

11. 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.

12. Trustee or Beneficiary shall have the right to inspect the premises at all reasonable times and access thereto shall be permitted for that purpose.

13. 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 Trustee before exercising any power herein given.

14. 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 hereof, by proper instrument.

15. 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.

16. This Trust Deed and all provisions hereof, shall extend to and be binding upon Grantor and all persons claiming under or through Grantor, and the word "Grantor" 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.

FOR RECORDATION IN ANY JURISDICTION  
INSERT STREET ADDRESS OF ABOVE  
DESCRIBED PROPERTY HERE

NAME FORD CONSUMER FINANCE CO.  
STREET ONE MIDAMERICA PLAZA  
CITY OAK BROOK TERRACE, IL 60181

### INSTRUCTIONS

OR  
RECORDED OFFICE BOX NUMBER  
Address  
Submitted by  
Address  
Notified  
Address

Box 397

EQUITY TITLE COMPANY  
100 NORTH LASALLE STREET  
SUITE 2105  
CHICAGO, ILLINOIS 60602

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1991 JUL 19 PM 3  
CAROL MOSELEY BRADY  
REGISTRAR OF TITLES

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