

THIS AREA IS SPACE FOR RECORDERS USE ONLY

THIS INDENTURE, made NOVEMBER 5, 19 91, between PATRICIA A. FANTAUZZI,

DIVORCED AND NOT SINCE REMARRIED herein referred to as "Grantors," and STEVE H. LEWIS,

A.V.P. of DALLAS, TEXAS

herein referred to as "Trustee," witnesseth:

THAT, WHEREAS the Grantors have promised to pay to FORD CONSUMER FINANCE, herein referred to as "Beneficiary," the legal holder of the Loan Agreement hereinafter described, the principal amount of FOURTEEN THOUSAND FIVE HUNDRED FORTY-NINE AND 27/100 Dollars (\$ 14,549.27), together with interest thereon at the rate of:

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. The interest rate will be 2.75 percentage points above the "Prime Rate" published in the "Money Rates" section of The Wall Street Journal. The initial Prime Rate is 8.00 percent which is the highest published rate as of the last business day of SEPTEMBER, 19 91; therefore, the initial interest rate is 10.75 percent per year. The interest rate will increase or decrease on the sixth payment due date and every sixth month thereafter, if the highest prime rate as of the last business day of the second month prior to the month during which the sixth payment is due, or any like month preceding a sixth month anniversary of the first payment, has increased or decreased by at least one-quarter of a percentage point from the rate for the previous six-month period. Interest rate changes will be effective upon 25 days written notice. The interest rate cannot increase more than 3 percent in any year. In no event, however, will the interest rate ever be less than 8.00 percent per year, nor more than 18.00 percent per year. If the index is no longer available, Lender will choose a new index which is based upon comparable information. Lender will give notice of this choice. Lender reserves the right to waive part or all of any adjustment resulting from an interest rate increase. I agree to pay interest after maturity at the Agreed Rate of Interest that is in effect as of the maturity date, or if paid in full.

The Grantors promise to pay the said sum in the ab. Loan Agreement of even date herewith, made payable to the Beneficiary, and delivered in 180 consecutive monthly installments: 130 at \$ 163.07, followed by 0 at \$ 0.00, followed by 0 at \$ 0.00, with the first installment beginning on DECEMBER 9TH, 19 91 and the remaining installments continuing on the same day of each month thereafter until fully paid. All of said payments being made payable at IRVING TEXAS Branch or at such place as the Beneficiary or other holder may, from time to time, in writing appoint.

NOW, THEREFORE, the Grantors do secure the payment of the said obligation in accordance with the terms, provisions 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 whereof is hereby acknowledged, do by these presents CONVEY and WARRANT unto the Trustee, its successors and assigns, the following, to-wit: 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:

SEE APPENDIX A

TAX#: 13-05-123-040-1009. C/K/A: L&S D W, M. L. W. a d h g d

which, with the property hereinafter described, is referred to herein as the "premises."

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, (to-wit, 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.

This Trust Deed consists of two pages. The covenants, conditions and provisions appearing on page 2 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.

Signature of Patricia A. Fantauzzi (SEAL) PATRICIA A. FANTAUZZI (SEAL)

" OFFICIAL SEAL " JOHN P. ROSSO NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 8/21/96 (SEAL)

STATE OF ILLINOIS County of COOK

I, THE UNDERSIGNED, a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT PATRICIA A. FANTAUZZI, DIVORCED AND NOT SINCE REMARRIED

who IS personally known to me to be the same person whose name IS subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that SHE signed and delivered the said instrument as HER free and voluntary act, for the uses and purposes therein set forth. GIVEN under my hand and Notarial Seal this 5TH day of NOVEMBER, A.D. 19 91

This instrument was prepared by ANDREW J. FURMAN 415 N. LASALLE, STE 402 CHICAGO, IL 60610 (Name) (Address)

NOTE IDENTIFIED

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THE COVENANTS, CONDITIONS AND PROVISIONS REFERRED TO ON PAGE 1

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 encroachments 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 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 companies satisfactory to the Beneficiary, under business policies payable, in case of loss or damage, to Trustee for the benefit of the Beneficiary, 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 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 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 claim or claim therefor, or release from any tax sale or foreclosure affecting said premises or contract any tax or assessment. All moneys paid for any of the purposes herein authorized shall be evidenced by countersigned receipts with, 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 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 presented from the appropriate public office without inquiry into the accuracy of such bill, statement or estimate or into the validity of any tax, assessment, and, foreclosure, tax lien or claim therefor.

6. Grantor shall pay each term of such 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 making payment of any installment on the Loan Agreement; or (b) when default shall occur and continue for three days in the performance of any other agreement of the Grantor hereinafter provided; or (c) immediately if all or part of the premises are sold or transferred by the Grantor 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 to 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, appraiser's fees, outlay for documentary and expert evidence, draughtsman's charges, publication costs and costs which may be estimated as to items to be expended in the course of the decree) of procuring all such abstracts of title, title searches and examinations, guarantee policies, Town's certificates, and similar data and encumbrances with respect to title as Trustee or Beneficiary may deem to be reasonably necessary either to prosecute such suit or to evidence to holders of any note which may be used pursuant to such decree the true condition of the title or the status of the premises. All expenditures and expenses of the nature in the 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 Loan Agreement this Trust Deed secures, when paid or incurred by Trustee or Beneficiary in connection with (a) any proceeding, including purchase 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; (b) any proceedings for the enforcement of any suit for the foreclosure hereof after accrual of such right to foreclose whether or not actually commenced; or (c) preparation for the defense of any foreclosure 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 incurred in 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 Loan Agreement, with interest thereon as herein provided; third, all principal and interest remaining unpaid on the note; fourth, any surplus 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 at the time of application for such receiver and without regard to the true 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 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, preservation, 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 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 is in favor superior to the lien hereof or of such decree, provided such application is made prior to foreclosure sale; (2) the debt hereon in case of a 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, nor condition of the premises, nor shall Trustee be obligated to reveal this trust deed or to exercise any power hereunder, unless expressly obligated by the terms hereof, nor be liable for any such act or omission hereunder, except in case of gross negligence or misconduct and Trustee may require indemnification satisfactory to Trustee before exercising any power hereunder.

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 hereof, 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 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.

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FOR RECORDERS INDEX PURPOSES
INSERT STREET ADDRESS OR ABOVE
DESCRIBED PROPERTY HERE

NAME: FORD CONSUMER FINANCE

STREET: 250 E. CARPENTER FRWY

CITY: IRVING, TEXAS 75062

INSTRUCTIONS

OR
RECORDER'S OFFICE BOX NUMBER

IN DUPLICATE
4008955

CAROL MOSELEY BRAUN
REGISTRAR OF TITLES
1991 NOV -6 PM 2:26

Submitted by: 5568004
Address: 4008955 Trust
Promised: _____
Driver cert. to: _____
Address: _____
Date to: _____
Address: _____
Noting: _____
198 H 297

Down Street

190100311

UNOFFICIAL COPY

RECORDED

04008955

ITEM 1: UNIT 6050-3 AS DESCRIBED IN SURVEY DELINEATED ON AND ATTACHED TO AND A PART OF A DECLARATION OF CONDOMINIUM OWNERSHIP REGISTERED ON THE 29TH DAY OF JANUARY, 1981 AS DOCUMENT NUMBER 3200490.

ITEM 2: AN UNDIVIDED 4.016667% INTEREST (EXCEPT THE UNITS DELINEATED AND DESCRIBED IN SAID SURVEY) IN AND TO THE FOLLOWING DESCRIBED PREMISES: LOT SIXTEEN (16) (EXCEPT THE NORTHEASTERLY 21 FEET THEREOF), LOT SEVENTEEN (17) (EXCEPT THE NORTHEASTERLY 21 FEET THEREOF), LOT EIGHTEEN (18) (EXCEPT THE NORTHEASTERLY 21 FEET THEREOF), LOT NINETEEN (19) (EXCEPT THE NORTHEASTERLY 21 FEET THEREOF), ALL OF LOT TWENTY (20), ALL OF LOT TWENTY ONE (21), ALL OF LOT TWENTY TWO (22), IN BLOCK ONE (1), IN ANTON J. SCHMID'S SUBDIVISION OF THE SOUTHEAST TEN (10) ACRES OF THE WEST HALF (1/2) OF THE NORTHWEST QUARTER (1/4) OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE TRACT OF LAND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE CENTER LINE OF PETERSON AVENUE 1.65 CHAINS EAST OF THE SOUTHWEST CORNER OF THE NORTHWEST FRACTIONAL QUARTER (1/4) OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE RUNNING EAST ALONG SAID CENTER LINE OF PETERSON AVENUE 754.09 FEET; THENCE NORTH 159.01 FEET; THENCE NORTHWESTERLY AT AN ANGLE OF 145 DEGREES, 12 MINUTES, 288.66 FEET TO A POINT IN THE CENTER LINE OF HOLBROOK STREET; THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF HOLBROOK STREET; 710.06 FEET TO THE PLACE OF BEGINNING) ACCORDING TO PLAT RECORDED MAY 14, 1915, AS DOCUMENT NUMBER 5633435 IN BOOK 138 OF PLAT, PAGE 27, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 6050 N. MELVINA, CHICAGO, IL.

Cook County Clerk's Office

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