

UNOFFICIAL COPY

Property of

23 899 952

TRUST DEED

Date April 21, 1977

THIS DOCUMENT PREPARED BY: Deborah A. Wayman First National Bank in Chicago Heights, 100 First National Plaza Chicago Heights, IL 60411

THIS INDENTURE WITNESSETH That the undersigned as grantors, of the City of South Chicago Heights, County of Cook, State of Illinois, for and in consideration of a loan of \$5,106.00, including interest, evidenced by a promissory note of even date herewith, convey and warrant to First National Bank in Chicago Heights, 100 First National Plaza, Chicago, Illinois 60411, as trustee, the following described Real Estate, with all improvements thereon, situated in the County of Cook, in the State of Illinois, to-wit: Lot 3 in Block 6 in Alexander Park Subdivision, being a Subdivision of part of the North 45 Acres of the East half of the North West quarter of Section 32, Township 35 North, Range 14 East of the Third Principal Meridian according to the plat thereof recorded September 9, 1955 as document 16357452 in Cook County, Illinois, commonly known as 272 Chestnut South Chicago Heights, Illinois.

TOGETHER with all improvements, tenements, easements, fixtures and appurtenances thereto belonging, and all rents, issues and profits hereof for so long and during all such times as Mortgagee 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, inador beds, 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.

GRANTORS AGREE to pay all taxes and assessments upon said property when due, to keep the buildings thereon insured to their full insurable value, to pay all prior encumbrances and the interest thereon and to keep the property tenable and in good repair and free of liens. In the event of failure of grantors to comply with any of the above covenants, then grantee is authorized to attend to the same and pay the bills therefor, which shall with 8% interest thereon, become due immediately, without demand. On default in any payments due in accordance with the note secured hereby, or in the event of a breach of any covenant herein contained, grantee may declare the whole indebtedness due together with interest thereon from the time of such default or breach, and may proceed to recover such indebtedness by foreclosure thereof, or by suit at law, or both, as if all of said indebtedness had then matured by express terms.

AS FURTHER SECURITY grantors hereby assign, transfer and set over to grantee all the rents, issues and profits of said premises, from and after this date, and authorize him to sue for, collect and receipt for the same, to serve all necessary notices and demands, to bring forcible proceedings to recover possession thereof, to rent the said premises as he may deem proper and to apply the money so arising to the payment of this indebtedness, or to any advancements made as aforesaid, and it shall not be the duty of grantee to inquire into the validity of any such taxes, assessments, liens, encumbrances, interest or advancements.

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 Mortgagors 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 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 Mortgagors, 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 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 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.

Witness our hands and seals this 21st day of April, 1977.
Signed and Sealed in the Presence of

Carol Zartler (Seal)
Ernest T. Zartler (Seal)

STATE OF Illinois }
County of Cook } ss. I, *W. D. Goffman*
a Notary Public, in and for, and residing in said County, in the State aforesaid,
do hereby certify that Ernest T. Zartler, and Carol Zartler
are personally known to me to be the same person S whose name
are 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, including the release and waiver of the right of homestead.



Given under my hand and Notarial Seal this 21st day of April, 1977

W. D. Goffman
Notary Public

23 899 952

Office

Property of Cook County Clerk's Office

APR 25 PM 1 25
APR-25-77 362356 • 23899962 • A --- Rec 10.00

23899962

Trust Deed
Ernest T. Zartler
Carol Zartler
TO
FIRST NATIONAL BANK
IN CHICAGO HEIGHTS, as trustee

END OF RECORDED DOCUMENT