

UNOFFICIAL COPY

24973091

Date May 18, 1979

TRUST DEED

THIS INDENTURE WITNESSETH, That the undersigned as grantors, of the City of Glenwood County of Cook and State of Illinois for and in consideration of a loan of \$ 8849.40 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 Heights, Illinois 60411, as trustee, the following described Real Estate, with all improvements thereon, to wit: LOT 425 in Block 4 of Subdivision No. 7, being a subdivision of the West 1/4 of the Northeast 1/4 and part of the East 1/4 of the Northwest 1/4 of section 11 township 35 North, Range 14 East of the third principal Meridian

commonly known as 425 Dorchester, Glenwood, IL 60425

Address City State
 hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois TOGETHER with all improvements, tenements, assessments, fixtures, and appurtenances thereto belonging, and all rents, issues and profits thereof for so long and during such times as Mortgagors may be entitled thereto (which are pledged primarily and on a parity with said real estate and accessories 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 deliver 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 re-let the said premises as he may deem proper and to apply the money so arising to the payment of the 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 the 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 deficiency, during the full statutory period of redemption whether there be redemption or not, as well as during any further times 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 any 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 18th day of May, 1979

Signed and Sealed in the Presence of
 * Margaret G. Gibson (S-1)
 (S-1)

STATE OF Illinois) ss. Lorraine Reynolds
 Cook County,) do hereby certify that Paul R & Margaret Gibson

are personally known to me to be the same persons who have subscribed to the foregoing instrument, appeared before me as a person and acknowledged that each of them signed, sealed and delivered the instrument as their free and voluntary act and deed, and that the contents therein set forth, including the release and waiver of the right of redemption, were true and correct. Given under my hand and Notarial Seal this 21st day of May, 1979.

THIS INSTRUMENT WAS PREPARED BY
 Mary F. Carr
 100 FIRST NATIONAL PLAZA
 CHICAGO HEIGHTS, ILLINOIS 60411

Lorraine Reynolds
 Notary Public

24973091

UNOFFICIAL COPY

Ermy R. Olson

RECORDER OF DEEDS
COOK COUNTY, ILLINOIS

1979 MAY 23 PM 11:24
MAY-23-19 5 8 7 7 55 • 24973091 • A — Rec 10.00



PROPERTY OF COOK COUNTY, ILLINOIS

COOK COUNTY, ILLINOIS

10.00

24973091

Trust Deed
FIRST NATIONAL BANK
IN CHICAGO, ILLINOIS

COOK COUNTY, ILLINOIS

END OF RECORDED DOCUMENT