

UNOFFICIAL COPY

Property of Cook County

25497057

"THIS INSTRUMENT WAS PREPARED BY"
PATRICIA UMLAND
100 FIRST NATIONAL PLAZA
CHICAGO HEIGHTS, ILLINOIS 60411

Date June 24, 1980

TRUST DEED

THIS INDENTURE WITNESSETH, That the undersigned as grantors, of the City of Chicago Heights, County of Cook and State of Illinois, for and in consideration of a loan of \$ 49,648.91 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, situated in the County of Cook, in the State of Illinois to wit: Lot 112 in Lynwood Terrace Unit 72 being a Subdivision of the East 1010 feet of the West 2380 feet lying South of the North 35 feet (excepting therefrom the West 450 feet lying North of the South 985 feet) of the North half of the Southwest Quarter and the North 530 feet of the East 670 feet of the West 2380 feet of the South half of the Southwest quarter, all in Section 7, Township 75 North, Range 15, East of the Third Principal Meridian in Cook County, Illinois.

Address 20036 Lakewood City Lynwood State Illinois

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, easements, fixtures, and appurtenances thereto belonging, and all rents, issues and profits thereof for so long and during all such times as Mortgagors shall 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 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 or when the buildings thereon insured to their full insurable value, to pay all prior encumbrances and the interest thereon, to keep the property tenantable 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, with interest thereon, at the time the same are 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 due together with interest suit at law, or both, as if all of said indebtedness had then matured, and to recover such indebtedness by foreclosure thereof, or by any other legal means.

AS FURTHER SECURITY grantors hereby irrevocably set over to grantee all the rents, issues and profits of said premises, from and after this date, and authorize grantee to 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 monies 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, or other charges, 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 of Mortgagors at the time of application for such receiver and without regard to the 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 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 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 24th day of June 19 80
Signed and Sealed in the Presence of
X Terrence J. Murphy (Seal)
X Pamela Murphy (Seal)

STATE OF Illinois)
Cook County,) ss. I, Patricia K. Mantel
a Notary Public, in and for, and residing in said County, in the State aforesaid,
do hereby certify that Terrence and Pamela Murphy



personally known to me to be the same person s 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, including the release and waiver of the right of homestead.

Given under my hand and Notarial Seal this 24th day of June 19 80
Patricia K. Mantel
Notary Public.
My Commission Expires June 4, 1984

UNOFFICIAL COPY

Property of Cook County Clerk's Office

1999 JUN 25 PM 12 28

JUN-25-99 5 25 9 25 25497057 10.00

10.00

25497057

Trust Deed

TO
FIRST NATIONAL BANK
IN CHICAGO HEIGHTS, AS TRUSTEES



END OF RECORDED DOCUMENT