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TRUST DEED 980 JUL 24 PM 60 25525303 NECURSER 265 91	A BEAT
FORM NO. 7 REVISED THE ABOVE SPACE FOR RECORDERS USE ONLY	-10 .00
THIS INDENTURE, made July 12, 19 80 , between	74.00
DANIEL J. KORBAS AND MARLENE J. KORBAS, HIS WIFE	
herein referred to as "Mortgagors", and THE BANK & TRUST COMPANY OF ARLINGTON HEIGHTS, In Illinois corporation doing business in Arlington Heights, Illinois, herein referred to as TRUSTEE, witnesselbe IHAT, WHERIA. In Mortgagors are justly indebted to the legal holder or holders of the Note hereinafter cribed, said legal hold at a cholders being herein referred to as Holders of the Note, in the principal sum of Three Thousand and 0/1/20	lars,
July 12, 1980 To be balance of principal remaining from time to time unpaid at the rate 15.40 July 12, 1980 To be balance of principal remaining from time to time unpaid at the rate 15.40 July 12, 1980	m
'annual' percentago rice	.,]
All such payments on account of the indeb sones evidenced by said note to be first applied to interest on the unparticipal balance and the remainder to principal; and all of said principal and interest being made payable at stanking house or trust company in *Arlinton Htts.*.Illinois, as the holders of the note may, from time to time criting appoint, and in absence of such appoint ment, then at the office of *The Bank & Trust Company rlington Heights* in said Company contents the same of the same and the office of the Bank of the same of t	uch , in of lity.
NOW, THEREFORE, the Mottragors to secure the payment of the pr. sipal sum of money and said interest in accordance with the terms, sons and limitations of this trust deed, and the performance of the overants and agreements berein contained, by the Mortgagors to be perford also in consideration of the sum of One Bollar in hand paid, the carry whereof is hereby acknowledged, do by these presents CONVEX and WANT unto the Trustee, its successors and assigns, the following described Real Estate and all of their cattee, right, title and interest therein, when the contract of the carry of t	pro- med. FAR- nate,
ing and being in the COUNTY C C COUNTY C C COUNTY C C C C C C C C C C C C C C C C C C C	
Lot 18 in Old Town Estates Subdivision, a Subdivision of part of the East Half of th West half of the Northeast quarter of Section 2, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Flinois.	e
25	
This Instrument, Was Prepared By: INSTALLMENT LOAN DEPARTMENT The Basilt & Trust Company of Arlington Heights 900 E. Kensington Road	
Arlington Heights, III. 60004 A. BUCKINGHAM CONSUMER CREDIT DEPT.	
TOGETHER with all improvements, tenements, easements, fixtures, and appurtenances thereto belonging, and all rents, issues and process to so long and during all such times as Mortgagors may be entitled thereto which are pledged primarily and on a parity with said real est as clong and during all such times as Mortgagors may be entitled thereto which are pledged primarily and on a parity with said real est as condarily) and all apparatus, equipment or articles now or hereafter therein or thereon used to supply heat, gas, air conditioning, wate, if we, refrigeration (whether single units or centrally controlled), and wentilation, including (without restricting the foregoing), screens, w. dades, storm doors and windows. floor coverings, inador beds, awnings, stoves and water heaters. All of the foregoing are declared to be a part of real estate whether physically attached thereto or not, and it is agreed that all similar apparatus, equipment or articles hereafter placed in control of the control of the control of the real estate. TO HAVID AND TO HOLD the premises unto the said Trustee, its successors and assigns, forever, for the purposes, and upon the uses and trusted the Mortgagors of hereby expressly release and waive.	er d d ht. of of th
This trust deed consists of two pages. The covenants, conditions and provisions appearing on page 2 (the rever le of this trust deed) are incorporated herein by reference and are a part hereof and shall be binding on the morgors, their heirs, successors and assigns.	se
WITNESS the hand and seal of Mortgagors the day and year first above written.	55
[SEAL] Daniel J. Korbas [SEAL] Warther 2 Korbas [Seal]	
Marlene J. Korbas	
ATE OF ILLINOIS. I. Arlene Buckingham s. a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT Daniel J. Korbas and Marlene J. Korbas, his wife	T
who. STE personally known to me to be the same persons whose name. S STE subscribed to the foregold instrument, appeared before me this day in person and acknowledged that they signed, sealed as the transfer of the said Instrument as the transfer of the release and waiver of the right of homestead. Given under my hand and Notarial Seal this day of A.D. 19 So	es d
Nogary Public.	
1974 BANKFORMS INC.	

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THE COVENANTS, CONDITIONS AND PROVISIONS REFERRED TO O	
1. Mortgagors shall (1) promptly repair, restore or rebuild any buildings or damaged or be destroyed: (2) keep said premises in good condition and repair, willen not expressly subordinated to the lien hereof; (3) pay when due, any indebte superior to the lien hereof, and upon request exhibit satisfactory evidence of the (4) complete within a reasonable time any building or buildings now or at any requirements of law or municipal ordinances with respect to the premises and the except as required by law or municipal ordinance.	improvements now or hereafter on the premises which may become without waste, and free from mechanic's or other liens or claims for dness which may be secured by remove or the green on the premises the process of the premises of the process of the premises of the process of the premises of the process of
except as required by law or municipal ordinance. 2. Mortgagors shall pay before any penalty attaches all general taxes, and she ice charges, and other charges against the premises when due, and shall, upon wireceipts therefor. To prevent default hereunder Mortgagors shall pay in full unde which Mortgagors may desire to contest.	all pay special taxes, special assessments, water charges, sewer serv- ritten request, furnish to Trustee or to holders of the note duplicate or protest, in the manner provided by statute, any tax or assessment
which Mortgagors may desire to contest: 3. Mortgagors shall keep all buildings and improvements now or hereafter sit ning or windstorm under policies providing for payment by the insurance companing or windstorm under policies providing for payment by the insurance companing the payment of the payment of the holders of the payment of the holders of the to be attached to each policy, and shall deliver all policies, including additional as about to expire, shall deliver renewal policies not less than ten days prior to the;	uated on said premises insured against loss or damage by fire, light- ies of moneys sufficient either to pay the cost of replacing or repair- is satisfactory to the holders of the note, under insurance policies
payable, in case of loss or damage, to Trustee for the benefit of the holders of the to be attached to each policy, and shall deliver all policies, including additional a about to expire, shall deliver renewal policies not less than ten days prior to the year. 4. In case of default, therein, Trustee or the holders of the note may, but the period of the policy of the policy.	note, such rights to be evidenced by the standard mortgage clause of renewal policies, to holders of the note, and in case of insurance respective date of expiration.
of Mortgagors in any form and manner deemed expedient, and may, but need not, encumbrances, it any, and purchase, discharge, compromise or settle any tax lien tax sale or forfeiture affecting said premises or contest any tax or assessment. All expenses nat/ or incurred in connection therewith. Including attorneys' fees, and	not, make any payment or perform any act hereinbefore required make full or partial payments of principal or interest on prior or other prior lien or title or claim thereof, or redeem from any any other moneys advanced by Trustee or the holders of the note
4. In case of default therein, Trustee, or the holders of the note may, but need of Mortgagors in any form and manner deemed expedient, and may, but need not, encumbrance, it any, and purchase, discharge, compromise or settle any tax lien tax sale or forfeiture affecting said premises or contest any tax len tax sale or forfeiture affecting said premises or contest any tax len tax sale or forfeiture affecting said premises or contest any tax len to protect the ortgaged premises and the entire that the contest any tax len to protect the ortgaged premises and the contest any tax len to the contest and the contest and the contest any tax length of the contest and t	ution to Trustee for each matter concerning which action herein and shall become immediately due and payable without notice and or holders of the note shall never be considered as a waiver of any ors.
5. The True or the holders of the note hereby secured making any paymer according to y bill statement or estimate procured from the appropriate public estimate or into 'e vilidity of any tax, assessment, sale, forfeiture, tax lien or 6. Mortrago's shyll pay each item of inchesinges herein mentioned, both or	nt hereby authorized relating to taxes or assessments, may do so office without inquiry into the accuracy of such bill, statement or title or claim thereof. Incipal and interest, when due according to the terms hereof. At the
right accruing to 'hem on account of any default hereunder on the part of Martgag. 5. The True, or the holders of the note hereby secured making any paymer accounts to my by statement or estimate procured from the appropriate public statement of the procured from the appropriate public statement of the statement of the procured from the appropriate public statement of the hold of the statement of the hold of the statement of the hold of the statement of princip or attention to the hold of the statement of princip or attention to the hold of the statement of princip or attention to the hold of the statement of the Mortgag of the statement of the statement of the Mortgag of the statement of the	ebtedness secured by this Trust Deed shall, notwithstanding any- (a) immediately in the case of default in making payment of any d continue for three days in the performance of any other agree-
ment of the Morter of the Mort	ration or otherwise, holders of the note or Trustee shall have the ill be allowed and included as additional indebtedness in the decree laif of Trustee or holders of the note for attorneys' fees. Trustee's charges, publication costs and costs (which may be estimated as
to tiems to se expenited after city, the decrees of proteining an such assume to certificate, and similar data and a Air aces with respect to title as Trustee or hol prosecute such suit or to evidence of deers at any sale which may be had pursue to promises. All sopenitures that we had pursue to promise the such continues and the promises of the provided that the property of the provided that the provided the provided the provided that the	dera of the note may deem to be reasonably necessary either to init to such decree the true condition of the title to or the value of loned shall become so much additional indebtedness secured hereby reent ner annum, when nail or incurred by Trustee or holders of
the note in connection with (a) any proceeding, including probate and bankruptey plaintiff, claimant or defendant, by reason c's trust deed or any indebtenders suit for the foreclosure hereof after accrual of sich right to foreclose whether or n threatened suit or proceeding which might iffer the premises or the security here	proceedings, to which either of them shall be a party, either as nereby secured; or (b) preparations for the commencement of any of actually commenced; or (c) preparations for the defense of any of, whether or not actually commenced.
costs and expenses incident to the foreclosure proceedings, including all such items other items which under the terms hereof constitute sermal indebtedness additions provided; third, all principal and interest remaining applic on the note; fourth, a	as are mentioned in the preceding paragraph hereof; second, an all to that evidenced by the note, with interest thereon as herein my overplus to Mortgagors, their heirs, legal representatives or
assigns, as their rights may appear. 9. Upon, or at any time after the fling of a bill o foreclose this trust deed, i premises. Such appointment may be made either beto a crear sale, without not the time of application for such receiver and without regar to the then value of	he court in which such bill is filed may appoint a receiver of said ce, without regard to the solvency or insolvency of Mortgagors at the premises or whether the same shall be then occupied as a
assigns, as their rights may appear. 9. Upon, or at any time after the filing of a bill of foreclose this trust deed, i premises. Such appointment may be made either before the such as the premises. Such appointment may be made either before the such as the premises and the such as the such a	ach receiver shall have power to collect the rent; its bees also plans et and a deficiency, during the full statutory period of redemption trigagors, except for the intervention of such receiver, would be necessary or are usual in such cases for the protection. Deep of the protection of the protecti
apply the net income in his hands in payment in whole or in par, of 11. The inde deed, or any tax, special assessment or other lien which may be excome super is made prior to foreclosure sale; (2) the deficiency in case of a sale and deficiency	bredness secured hereby, or by any decree foreclosing this trust of our to the lien hereof or of such decree, provided such application of the lien hereof or of such decree, provided such application of the lien hereof or or or other to any defense which would not be good and available to
the party interposing same in an action at law upon the note hereby securr 11. Trustee or the holders of the note shall have the right to inspect he pre-	lises at all reasonable times and access thereto shall be permitted
12. Trustee has no duty to examine the title, location, existence, or co. 10 trust deed or to exercise any power herein given unless expressly obligated by 1 except in case of its own gross negligence or misconduct or that of the agents of et oil before exercising any power herein given.	te mis hereof, nor be liable for any acts or omissions hereunder, my oyees of Trustee, and it may require indemnities satisfactory my oyees presented to a satisfactory evidence that all indebted-
13. Tristee shall release this crust deed and the left threated by proper mand a shall either before on all the seem that the second proper mand the second prop	de iver a release hereof to and at the request of any person who not. er nining that all indebtedness hereby secured has been lease is reg jested of a successor trustee, such successor trustee le of i.ent 'cr' on purporting to be executed by a prior trustee le of i.ent' cr' on purporting to be executed by a prior trustee
to it before exercising any power herein given. 13. Trustee shall release this trust deed and the lien thereof by proper instrurness secured by this trust deed has been fully paid; and Trustee may execute and shall, either before or after maturity thereof, produce and exhibit to Trustee the paid which replace and exhibit to Trustee the paid which the properties of the paid of the properties of the paid of the	I the note and hich purports to be executed by the persons herein all trustee at 1 has never executed a certificate on any instru- ole herein escribed any note which may be presented and which he purports to be excuted by the persons herein designated as
recorded or filed. In case of the resignation, inability or refusal to act of Trustee, t are situated shall be Successor in Trust. Any Successor in Trust hereunder shall have	the then Recorder of seeds of the county in which the premises be the identical title power and authority as are herein given
Trustee, and any Trustee or successor shall be entitled to reasonable compensation 15. This Trust Deed and all provisions hereof, shall extend to and be binding to gagors, and the word "Mortgagors" when used herein shall include all such persons part thereof, whether or not such persons shall have executed the note or this Trust.	ton Mortgagors and "News sclaiming under or through Mort- and all persons liable for tr., payment of the indebtedness or any Deed.
16. The instalment Note secured by this Trust Deed may be prepaid, in accordance 17. At the option of the holders of the Note and obligation hereby secured, and will morttage shall notwithstanding anything in the Note or in this Mortgage to the cont Mortgager of title, by Deed or otherwise, or execution by the Mortgagor of agreement to	with the terms and conditions you led in said Instalment Note.
MOTIFICIAL THE BY DEED OF BILLETWISE, IN EXCELLINITY OF THE MOTIFICIAL OF THE SECOND O	7.0
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and the second of the second o	
IMPORTANT belevit und	ent Note mentioned in the within Trust Deed has been identified or Udentification No. 26 33
OR THE PROTECTION OF BOTH THE BORROWER AND LENDER, THE HE PRINCIPAL NOTE SECURED BY THIS TRUST DEED SHOULD E IDENTIFIED BY THE BANK & TRUST COMPANY OF ARLINGS	TRUST GOMPANY OF ARLINGTON HEIGHTS,
EIGHTS, TRUSTEE BEFORE THE TRUST DEED IS FILED FORD	WWW 9 W THE STATE OF THE STATE
D NAME E	
L STREET	FOR RECORDERS INDEX PURPOSES INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE
V CITY }	105 E.Kenilworth, Prospect Hts.,II.
R Y INSTRUCTIONS OR	**************************************
RECORDER'S OFFICE BOX NUMBER	name.

END OF RECORDED DOCUMENT