UNO BEO A EGO BY

Date October 31, 1980

TRUST DEED 25649490

THIS INDENTURE WITNESSETH, That the undersigned as Granton(s) of the City of South Chicago Heights County of Cook and State of Illinolfor and in consideration of a loan in the sum of \$10074.72 evidenced by a promissory note of even date herewith or any renewals or extensions thereof, 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 19 in Block 4 in Alexander Park Subdivision, being a subdivision of part of the North /s cres of the East ½ of the Northwest ¼ of section 32, Township 35 North, Range 14 Last of The Third Principal Meridian in Cook County, Illinois.

commonly known as

237 Maple Avenue

South Chicago Heights Illinois

60411

free from all rights and benefits up or and by virtue of the homestead exemption laws. Granton(s) hereby releases and waives all rights under and by virtue of the homestead exemption laws of this State.

TOGETHER with all improvements, tenements, easements, fixtures and appurtenances thereto belonging, and all rents, issues and profits thereof for so long and (an. 1g all such times as Grantor(s) may be entitled thereto (which are pledged primarily and on a parity with said real estate and noting all such times as Grantor(s) may be entitled thereto (which are pledged primarily and on a parity with said real estate and noting and all apparatus, equipment or articles now or hereafter therein or thereon used to supply heat, gas, air conditioning, water; "o"t, power, refrigeration (whether single units or centrally controlled), and ventilation, including (without restricting the foregoing), screens, window shades, storm doors and windows, floor coverings, awnings, stoves and water heaters. All of the foregoing are declared to be 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 Grantor(s) or their successors or assigns shall be considered as constituting (at) of the real estate.

GRANTOR(S) AGREE to pay all taxes and asserted a upon said property when due, to keep the buildings thereon insured to their full insurable value, to pay all prior encumbracts and the interest thereon and to keep the property tenantable and in good repair and free of liens. In the event of failure of Granton(s) to co. ply with any of the above covenants, then Trustee is authorized at its option to attend to the same and pay the bills therefor, which shall with 9% interest thereon, become due immediately, without demand. On default in any payments due in accordance with the note secured hereby or any renewals or extensions thereof, or in the event of a breach of any covenant herein con air of Trustee may declare the whole indebtedness due together with interest thereon from the time of such default or breach, and may proved to recover such indebtedness by foreclosure thereof, or by suit at law, or both, as if all of said indebtedness had then many any express terms.

thereof, or by suit at law, or both, as if all of said indebtedness had then may are typexpress terms.

AS FURTHER SECURITY Grantor(s) hereby assign, transfer and set over to the same, to serve 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 rerent the said premises as he may deem proper and to apply the money so arising to the payment of this indebtedness or any renewals or extensions the reot, or to any advancements made as aforesaid, and it shall not be the duty of Trustee to inquire into the validity of any such taxes. assess tents, liens, encumbrances, interest or advancements.

This instrument is given to secure the payment of a promissory note dated Octoor 131, 1980

in the principal sum of \$ 10074.72

signed by Arline Langebartels in behalf of Herself

Upon, or at any time after the filing of a bill to foreclose this trust deed, the court in which such bill is file, may appoint a receiver of said premises. Such appointment may be made either before or after sale, without notice, without regard to the such or insolvency of Granton(s) at the time of application for such receiver and without regard to the then value of the premi es 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, and case of a sale and a deficiency, during the full statistory period of redemption, whether there be redemption or not, as well as during any further times when Granton(s), except for the intervention of such receiver, would be entitled to collect such rents, issues an inprofits, 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 any renewals or extensions thereof, 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.

IN WITNESS WHEREOF, the Granton(s) has executed this instrument and the Trustee has accepted delivery of this instrument this 31st day of October , 1980

Executed and Delivered in the Presence of the following witnesses:

State of Illinois County of Will

I Lorraine Reynolds , a Notary Public in and for said county and state of the hardine C. Langebartels is, personally known to me to be the same person and account to the foregoing instrument, appeared before me this day in person, and acknowledged that she is an account to the last instrument as their free and voluntary act for the uses and purposes therein set forth.

instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this day of Moreonthia.

My Commission expires Line 1984
This instrument was prepared by:
First National Banky in Chicago Heights

Notary Public

Manufacture.

UNOFFICIAL COPY

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