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A THE PROPERTY OF THE PROPERTY

TRUST DEED

1980 DEC 26 AM 9 08

December 16, EEC 26 63 ry 80°, between THIS INDENT TE, made Robert W. Bruce and Sandra L. Bruce, his wife herein referred to as "Mortgagors," and NORTHWEST COMMERCE BANK an Illinois corporation doing has coast in Rosemont. Illinois, herein referred to as TRUSTEE, witnesseth: evidenced by one certain Instalment No'z of the Mortgagors of even date herewith, made payable to NORTHWEST COMMERCE

BANK and delivered, in and by which said Note the Mortgagors promise to pay the said principal sum and interest from date

on the balance of principal remaining from time to time unpaid at the rate of

17.05per cent per annum in instalr ents as follows: One Hundred Eighty-Six Dollars and 37/100 and One Hundred Eighty-Six Dollars and 19 80 day of January Dollars on the 37/100thereafter until said note is fully paid except that the final payon the 15th day of December, 1987 Dollars on the 15th day of each and every murth ment of principal and interest, if not sooner paid, shall edie on the 15th day of December, 1987.

All such payments on account of the indebtedness evidenced, said note to be first applied to interest on the unpaid principal balance and the remainder to principal; provided that the principal of each instalment unless paid when due shall bear interest at the rate of 17.0 Fer cent per annum, and all of said principal and inter at being made payable at such banking house or trust company in Cook County, Illinois, as the holders of the note may, from time o time, in writing appoint, and in absence of such appointment, then at the office of NORTHWEST COMMERCE BANK in Assemont, Illinois then at the office of NUKLTIMEDI COMMILIANCE MAIN

NOW, THEREFORE, the Mortgagors to secure the payment of the said principal umm of money and said interest in accordance with the terms, provisions and limitations of this trust deed, and the performance of the covenants and as a serial contained, by the Mortgagors to be performed, and unto the Trustee, its successors and saigns, the following described Real Zitate and all the results, title and interest therein, situate, lying and being in the City of Oak Lawn Country of Cook.

AND STATE OF ILLINOIS, Lot 4 in Wiegel and Kilgallon's Crawford Gardens Unit Number 3, a subdivision of part of the North 343 feet of the South Half of the South East Quarter of Section 3, Township 37 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois. 25718153 Higgins This document was prepared by Jane M. Lohrmann for Northwest Commerce Bank 5747 W. Rosemont, Illinois 60018 This trust deed consists of two pages. The covenants, conditions and provisions appearing on page 2 (the reverse side of this deed) are incorporated herein by reference and are a part hereof and shall be binding on the mortgagors, their heirs, successors Witness the hand S and seal S of Mortgagors the day and year first above BLUCE SEAL] Bruce [SEAL] undersigned a Notary Public in and for and residing in said County in the State aforesaid, DO HEREBY CERTIFY THAT ROBERT W. Bruce and Sandra L. Bruce, his wife ared before me this day in person and their free and voluntary free and voluntary act, for the

16th

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Page 2

THE COVENANTS, CONDITIONS AND PROVISIONS REFERRED TO ON PAGE 1 (THE REVERSE SIDE OF THIS TRUST DEED):

I. Mortgagors shall (1) promptly repair, restore or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or be destroyed; (2) keep said premises in good condition and repair, without waste, and free from mechanic's or other liens or claims for lien not expressly subordinated to the lien hereof; (3) pay when due any indebtedness which may be secured by a lien or charge on the premises superior to thein hereof, and upon request exhibit satisfactors evidence of the discharge of such prior into Trustee or to holders of the note; (4) complete within a reasonable time any building or buildings now or at any time in process of erection upon said premises; (5) comply with all requirements of law or buildings or bui

2. Hortgauors shall pay before any penulty attaches all general taxes, and shall spay special taxes, special taxes, and chosen charges, and other charges, against the premises when due, and shall, upon written request remind to Trustee or to holders of the note duplicate receipts therefor. To prevent default bereunder Mortgagors shall pay in full under protest, in the manner provided by statute, any tax or assessment which Mortgagors may desire to context.

3. Mortragors shall keep all buildings and improvements now or hereafter situated on said premises insured against loss or damage by fire, lightains of the individuous under policies providing for payment by the insurance companies of moneys sufficient either to pay the cost of replacing or repairing the same or to pay in full the indebtenies secured hereby all in companies actification; to the bolders of the nots under insurance policies payable, in case of the payment of the cost of insurance about to expire, shall deliver all policies, including additional and renewal policies, to holders of the note, and in case of insurance about to expire, shall deliver any object of the cost of insurance about to expire, shall deliver provided the cost of the cost of insurance about to expire, shall deliver provided the cost of insurance about to expire, and in the cost of insurance about to expire, and in the cost of insurance about to expire, and in the cost of insurance about to expire, and in the cost of insurance about to expire, and in the cost of insurance about to expire, and in the cost of insurance about to expire, and in the cost of insurance about to expire, and in the cost of insurance about to expire the cost of expiration.

4. In case of default therein, Trustee or the holders of the note may, but need not, make any payment or perform any act hereinbefore required of Mortgagors in a y form and manner deemed expedient, and may, but need not, make full or partial payments of principal or interest on prior encumbrances, if / y, a d purchase, discharge, compromise or settle any tax lien or other prior lien or title or claim thereof, or redeem from any tax sale or foreiture y fully raid premises or contest any tax or assessment. All moneys paid for any of the purposes herein authorized and all expenses paid or incurred. On, which there with including storneys fees, and any other moneys advanced by Trustee or the holders of the notice of the noti

5. The Trustee or the holders of the note hereby secured making any payment hereby authorized relating to taxes or assessments, may do so according to a bill, statement or early the form the appropriate public office without inquiry into the accuracy of such bill, statement or estimate or into the valid of any tax, assessment, e.e. orfeiture tax pien or title or claim thereof.

6. Mortgagore she pay each item of induledness herein mentioned, both principula and interest, when due according to the terms hereof. At the option of the holders of the notice with notice to Mortgagore, all unpoid indebtedness accurately their Trust Deed to the cr. are, become due and payable (a) immediately in the case of default in making payment of any instalment of principal or interest, on the note, or (b) were refault shall occur and continue for three days in the performance of any other agreement of the Mortgagore herein

contained.

Contai

8. The proceeds of any foreclosure sale of the prem es shall be distributed and applied in the following order of priority; First, on account of all costs and expenses incident to the foreclosure proceedin 5, including all such items as are mentioned in the preceding paragraph hereof; second, all other items when terms hereof constitute secured 1 debtefores additional to that evid acted by the note, with interest thereon as herein provided; third, all principal and interest remaining unpaid on the note, fourth, any overplus to Mortgagors, their heirs, legal representatives or assigns, as their rights may appear.

9. Upon, or at any time after the filing of a bill to forcel set is trust deed, the court in which such bill is filed mry appoint a receiver of vaid premises. Such appointment may be made either before or after sat when notice, without carned to the subverge or fine offers agent at the time of application for such receiver and without regard to the them value or the premises of whether the same shall be then occupied as a homestead or not and the firstless hereinder may be appointed as such receiver. Such receiver shall he rower to collect the rere, "towar and profits of said premises dowing the pendency of such premises of the premises of the pendency of the premise of the premise and the premise and the premise and the property of the province which may be necessary or are usual in such cases for an expection province of the premises during the whole of said period. The court from time to time may authorize the receiver to apply the not income in his hands in payment in whole or in hard for the premises secured hereby, or by any decree (orceloning this runt of the premises and profits of the line hereoff or of such decree, provided such application is made put to forestours rate (2) the deficiency in case of a sale and deficiency and the profits and the subject to any deficience which would not be second and available to the party interposing same in an action at law upon the note bereity secured.

1). Trustee or the holders of the note shall have the right to inspect the passives at all reasonable times and access thereto shall be permitted for that purpose.

or to exercise any power berein given unless expressly obligated by the terms hereof, nor or linkle for any acts or omissions hereonder, except in case of its own gross inclinence or misconduct or that of the agents or employees of Trustee, and it may require induminities satisfactory to it before exercising any power herein given.

13. Trustee shall release this trust deed and the lies, thereof by grouper instrument upon the contract of the strength of the contract of the

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14. Trustee may resign by instrument in writing filed in the office of the Recorder or Resistrar of Titles a with this instrument shall have been recorded or filed. In case of the resignation, imbully or refusal to not of Trustee, the tera forced-or of bleeds of the court prin which the premises are situated shall be Successor in Trust. Any Successor in Trust hereunder shall have the identical title, powers and auth rity as are herein given Trustee, and any Trustee or sucressor shall be entitled to reasonable commensation for all acts performed hereunders.

Trustee or successor small be entitled to reasonable compensation for all astes performed near Mortanguers and all person' claiming under or through Mortanguers, and the word "Mortanguers" when used herein shall include all such persons and all persons liable for the particular of the indebtedness or any growth of the indebtedness or any claiming under or through Mortanguers, and the word "Mortanguers" when used herein shall include all such persons and all persons liable for the particular to the indebtedness or any

it thereof, whether or not such persons shall have executed the note or this Trust Deed.

18. The Instalment Note hereby secured is subject to prepayment in the manner and upon the conditions set forth n s. I rote.

25718153

IMPORTANT

for the protection of both the borrower and lender, the note secured by this trust deed should be identified by the trustee named herein before the trust deed s filed for record. D NAME 1 Northwest Commerce Bank
E STREET 9797 W. Higgins Rd.
L Rosemont, Il. 60018
I CHY
V E

FOR RECORDER'S INDEX PURPOSES INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY RERE

4125 W. 93rd St.

Oak Lawn, Illinois 60453