## **UNOFFICIAL COPY**

GEORGE E. COLE® LEGAL FORMS FORM No. 206 25920509 //7894 September, 1975 1981 JUN 29 PM 12 51 TRUST DEED (Illinois) For use with Note Form 1448 (Monthly payments including interest) The Above Space For Recorder's Use Only JUN-29-81 4 8-1-0 8 BONALL FIRST AND - NEC THIS INDENTURE, made June 22 CHARLOTTE ZLOTKOWSKI herein referred to as "Mortgagors," and HAYES herein referre. to as "Trustee," witnesseth: That, Whereas Mortgagors are justly indebted to the legal holder of a principal promissory note, termed "In alln ant Note," of even date herewith, executed by Mortgagors, made payable to Bearer and delivered, in and by which note Mortgagors promise to pay the principal sum of Fourteen Thousand Five Hundred and no/10( ('14,500.00) Dollars, and interest from date 12 on the balance of pri cipil remaining from time to time unpaid at the rate of per cent per annum, such principal sum and interest to be payable in instamn its as follows: One Hundred Fifty Two and 72/100 (\$152.72) = lst day of July\_ on the \_\_lst\_ day of each and every month thereafter until said note is fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due on the 1/st \_\_ day of \_June \_\_\_\_\_, 19.87 \_; all such payments on account of the indebtedness evidenced by said note to be applied first a accrued and unpaid interest on the unpaid principal balance and the remainder to principal; the portion of each of said installments constituting principal, to the extent not paid when due, to bear interest after the date for payment thereof, at the rate of 14 per cent per annum, and all such any tents being made payable at the office of bearer per cent per annum, and all such vay cents being made payable at the Office of bearer.

or at such other place as a legal holder of the note may, from time to time, in writing appoint, which note further provides that at the election of the legal holder thereof and with var nice, the principal sum remaining unpaid thereon, together with accrued interest thereon, shall become at once due and payable, at the place of payment aforesaid, in case default shall occur in the payment, when due, of any installment of principal or interest in accordance with the terms thereof oi in case default shall occur and continue for three days in the performance of any other agreement contained in this Trust Deed (in which event election vay be made at any time after the expiration of said three days, without notice), and that all parties thereto severally waive presentment for payment, otice of dishonor, protest and notice of protest.

NOW THEREFORE, to secure the payment of the sid vincipal sum of money and interest in accordance with the terms, provisions and limitations of the above mentioned note and of this Trust Per and the performance of the covenants and agreements herein contained, by the Mortgagors to be performed, and also in consideration of the sum of One Dollar in hand paid, the receipt whereof is hereby acknowledged, and all of their estate, right, title and interest therein, situate, tying and veing in the City of Chicago , COUNTY OF COOK AND STATE OF ILLINOIS, to wit: Lot 23 (except the North  $1^9$  feet, 8 inches thereof) and all of Lot 24 in Block 40, in Ironworker's Addition to South Chicago a Subdivision of the South  $\frac{1}{2}$  of Fractional Section 8, Township 37 North, Range 15, East of the Third Principal Meridian, in Cook County, Illinois. In addition to the above monthly payments, mortgagor, gree to deposit 1/12th of the annual real estate taxes and insurance premiums with each morally payment. which, with the property hereinafter described, is referred to herein as the "premises,"

TOGETHER with all improvements, tenements, easements, and appurtenances thereto belonging and all rents, issues and profits thereof for so long and during all such times as Mortgagors may be entitled thereto (which rents, issues and profits are pledged primarily and on a parity with said real estate and not secondarily), and all fixtures, apparatus, equipment or articles now or het after therein or thereon used to supply heat, gas, water, light, power, refrigeration and air conditioning (whether single units or centrally controlled), ad ventilation, including (without restricting the foregoing), screens, window shades, awnings, storm doors and windows, floor coverings, may beds, stoves and water heaters. All of the foregoing are declared and agreed to be a part of the mortgaged premises whether physically attached thereto or not, and it is agreed that all buildings and additions and all similar or other apparatus, equipment or articles hereafter placed in the premises by Mortgagors or their successors or assigns shall be part of the mortgaged premises.

TO HAVE AND TO HOLD the premises unto the said Trustee, its or his successors and assigns, forever, but the process, and upon the uses and trusts herein set forth, free from all rights and benefits under and by virtue of the Homestead Exemption Laws if the State of Illinois, which said rights and benefits Mortgagors do hereby expressly release and waive.

This Trust Deed consists of two pages. The covenants, conditions and provisions appearing on page 2 (the reverse of of this Trust Deed) mortgagors, their heirs, successors and assigns.

Witness the hands and seals of Mortgagors the day and year first above written. Donald Zlotkowski Charlotte Zlotkowski COOK State of Illinois, County of I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Donald Zlotkowski and Charlotte Zlotkowski, His Wife personally known to me to be the same person\_S whose name S. subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that the ey signed, sealed and delivered the said instrument as free and voluntary act, for the uses and purposes therein set forth, in waiver of the right of homestead their Given under my hand and official se Commission expires manufactured WAW/ This instrument was prepared by Samuel M. Poznanovich ADDRESS OF PROPERTY: 9714 S. Commercial Avenue Chicago, Illinois 60617 DOCUMENT NUMBER ANTONIETTIC& GUL THE ABOVE ADDRESS IS FOR STATISTICAL TURPOSES ONLY AND IS NOT A PART OF THIS RUST DEED

SEND SUBSEQUENT TAX BILLS TO:

SAMe

ATTORNEYS AT LAW

1400 TORRENCE AVENUE

CITY AND CALUMET CITY, ILLINOIS GOADE

RECORDER'S OFFICE BOX NO.

MAIL TO:

OR

## **UNOFFICIAL COPY**

THE FOLLOWING ARE THE COVENANTS, CONDITIONS AND PROVISIONS REFERRED TO ON PAGE 1 (THE REVERSE SIDE OF THIS TRUST DEED) AND WHICH FORM A PART OF THE TRUST DEED WHICH THERE BEGINS:

- 1. Mortgagors shall (1) keep said premises in good condition and repair, without waste; (2) promptly repair, restore, or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or be destroyed; (3) keep said premises free from mechanic's liens or liens in favor of the United States or other liens or claims for lien not expressly subordinated to the lien hereof; (4) pay when due any indebtedness which may be secured by a lien or charge on the premises superior to the lien hereof, and upon request exhibit satisfactory evidence of the discharge of such prior lien to Trustee or to holders of the note; (5) complete within a reasonable time any buildings row or at any time in process of erection upon said premises: (6) comply with all requirements of law or municipal ordinances with respect to the premises and the use thereof; (7) make no material alterations in said premises except as required by law or municipal ordinance or as previously consented to in writing by the Trustee or holders of the note.
- 2. Mortgagors shall pay before any penalty attaches all general taxes, and shall pay special taxes, special assessments, water charges, sewer service charges, and other charges against the premises when due, and shall, upon written request, furnish to Trustee or to holders of the note the original or duplicate receipts therefor. To prevent default hereunder Mortgagors shall pay in full under 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 situated on said premises insured against loss or damage by fire, lightning and windstorm 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 indebtedness secured hereby, all in companies 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 note, such rights to be evidenced by the standard mortgage clause to be attached to each policy, and shall deliver all policies, including additional and renewal policies, to holders of the note, and in case of insurance about to expire, shall deliver renewal policies not less than ten days prior to the respective dates 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 any form and manner deemed expedient, and may, but need not, make full or partial payments of principal or interest on prior encumbrances, if any, and purchase, discharge, compromise or settle any tax lien or other prior lien or title or claim thereof, or redeem from any tax sale or forfeiture affecting said premises or contest any tax or assessment. All moneys paid for any of the purposes herein authorized and all expenses paid or incurred in connection therewith, including reasonable attorneys fees, and any other moneys advanced by Trustee or the holders of the note to protect the mortgaged premises and the lien hereof, plus reasonable compensation to Trustee for each matter concerning which act in the rein authorized may be taken, shall be so much additional indebtedness secured hereby and shall become immediately due and payable with. It is not to the protect of the note shall never be considered at a waiver of any right accruing to them on account of any default hereunder on the part of Mortgagors.
- 5. The irvice or the holders of the note hereby secured making any payment hereby authorized relating to taxes or assessments, may do so according to my jill, statement or estimate procured from the appropriate public office without inquiry into the accuracy of such bill, statement or estimate to it is one he validity of any tax, assessment, sale, forfeiture, tax lien or title or claim thereof.
- 6. Mortgago s. b. 1 v each item of indebtedness herein mentioned, both principal and interest, when due according to the terms hereof.

  At the election of the he ours of the principal note, and without notice to Mortgagors, all unpaid indebtedness secured by this Trust Deed shall, notwithstanding anything in the principal note or in this Trust Deed to the contrary, become due and payable when default shall occur in payment of principal or interest, or in lase refault shall occur and continue for three days in the performance of any other agreement of the Mortgagors herein contained.
- 7. When the indebtedness h "...y secured shall become due whether by the terms of the note described on page one or by acceleration or otherwise, holders of the note of trustee shall have the right to foreclose the lien hereof and also shall have all other rights provided by the laws of Illinois for the enforcement of a more gare debt. In any suit to foreclose the lien hereof, there shall be allowed and included as additional indebtedness in the decree for sale all exiling and expenses which may be paid or incurred by or on behalf of Trustee or holders of the note for attorneys' fees, appraiser...et., outlays for documentary and expert evidence, stenographers' charges, publication costs and costs (which may be estimated as to items to be expended after entry of the decree) of procuring all such abstracts of title, title searches and examinations, guarantee policies. Torrens certificates, an similar data and assurances with respect to title as Trustee or holders of the note may deem to be reasonably necessary either to prosecute such suit or to evidence to bidders at any sale which may be had pursuant to such decree the true condition of the title to or the value of the premise. In addition, all expenditures and expenses of the nature in this paragraph mentioned shall become so much additional indebtedness secured hereby and immediately due and payable, with interest thereon at the rate of eight per cent per annum, when paid or incurred by Trustee or holders of the note in connection with (a) any action, suit or proceeding, including but not limited to probate and bankruptey proceedings, to which either of one in connection with (a) any action, suit or proceeding, including but not limited to probate and bankruptey proceedings, to which either of the ore in connection with (a) any action, suit or proceeding, including but not limited to probate and bankruptey proceedings, to which either of the ore limited of any suit for the foreclosure hereof after accural of such reparations for the defense of any threatened
- 8. The proceeds of any foreclosure sale of the premises snall 1 dis ributed and applied in the following order of priority: First, on account of all costs and expenses incident to the foreclosure proceedings, including all such items as are mentioned in the preceding paragraph hereof; second, all other items which under the terms hereof constitute secured indebtedness additional to that evidenced by the note hereby secured, with interest thereon as herein provided; third, all principal and interest remaining unpaid; 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 complaint to foreclose this Trust Deed, the Court in which such complaint is filed may appoint a receiver of said premises. Such appointment may be made either before or after all without notice, without regard to the solvency or insolvency of Mortgagors at the time of application for such receiver and without regard to the her 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 suc'r eiver. 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 for 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 no crs which may be necessary or are usual in such cases for the protection, possession, control, management and operation of the premises during the who'c or 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 o: (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 side and deficiency.
- 10. No action for the enforcement of the lien of this Trust Deed or of any provision hereof shall be subject to any defense which would not be good and available to the party interposing same in an action at law upon the note hereby secure.
- 11. Trustee or the holders of the note shall have the right to inspect the premises at all reasonable mes and access thereto shall be permitted for that purpose.
- 12. Trustee has no duty to examine the title, location, existence, or condition of the premises, nor shall Trustee be obligated to record this Trust Deed or to exercise any power herein given unless expressly obligated by the terms hereof, nor be lible for any acts or omissions hereunder, except in case of his own gross negligence or misconduct or that of the agents or employees of Trustee, and be made require indemnities satisfactory to him before exercising any power herein given.
- 13. Trustee shall release this Trust Deed and the lien thereof by proper instrument upon presentation of satisfactor e uence that all indebtedness secured by this Trust Deed has been fully paid; and Trustee may execute and deliver a release hereof to and to apperson who shall either before or after maturity thereof, produce and exhibit to Trustee the principal note, representing the all indebtedness secured has been paid, which representation Trustee may accept as true without inquiry. Where a release is requested of a successor trustee, such successor trustee may accept as the genuine note herein described any note which bears a certificate of identification pu.p. (in) to be executed by a prior trustee hereunder or which conforms in substance with the description herein contained of the principal note and which purports to be executed by the persons herein designated as the makers thereof; and where the release is requested of the original trustee on he has never executed a certificate on any instrument identifying same as the principal note described herein, he may accept as the genuine principal note and which purports to be executed by the persons herein designated as makers thereof.
- 14. Trustee may resign by instrument in writing filed in the office of the Recorder or Registrar of Titles in which this instrument shall have been recorded or filed. In case of the death, resignation, inability or refusal to act of Trustee, shall be first Successor in Trust and in the event of his or its death, resignation, inability or refusal to act, the then Recorder of Deeds of the county in which the premises are situated shall be second Successor in Trust. Any Sucressor in Trust hereunder shall have the identical title, powers and authority as are herein given Trustee, and any Trustee or successor shall be entitled to reasonable compensation for all acts performed hereunder.
- 15. This Trust Deed and all provisions hereof, shall extend to and be binding upon Mortgagors and all persons claiming under or through Mortgagors, and the word "Mortgagors" when used herein shall include all such persons and all persons at any time liable for the payment of the indebtedness or any part thereof, whether or not such persons shall have executed the principal note, or this Trust Deed.

TACO DEL NE	The Installment Note mentioned in the within Trust Deed has been
IMPORTANT FOR THE PROTECTION OF BOTH THE BORROWER AND	identified herewith under Identification No.
LENDER, THE NOTE SECURED BY THIS TRUST DEED SHOULD BE IDENTIFIED BY THE TRUSTEE, BEFORE THE	
TRUST DEED IS FILED FOR RECORD.	Trustee