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25017294

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

TRUST DEED

Date: 6-18-79

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 \$ 30,000.00  
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: Lots 22 and 23 in Block 226 in Chicago Heights a Subdivision of a part of the  
Northwest 1/4 of the Southeast 1/4 of Section 20, Township 35 North, Range 14, East  
of the Third Principal Meridian in Cook County, Illinois

commonly known as 1529 Euclid Avenue, Chicago Heights, 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 hereof for so long and during all such times as Mortgagors may 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  
windows, floor coverings, inador beds, awnings, stoves and water heaters. All of the foregoing are declared to be a 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 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, to keep the buildings thereon  
insured to their full insurable value, to pay all prior encumbrances and the interest thereon, and to keep the property ten-  
antable 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, which shall with 8% interest thereon, become  
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 by foreclosure thereof, or by  
suit at law, or both, as if all of said indebtedness had then matured by express terms.

AS FURTHER SECURITY grantors hereby assign, transfer and set over to grantee 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 due neces-  
sary 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 money 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, encum-  
brances, 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 or insolvency of Mortgagors at the time of application for such receiver and without regard to the  
then 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, 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 18 day of June, 1979.

Signed and Sealed in the Presence of  
Richard Matthies (Seal)  
Audrey F. Matthies (Seal)

STATE OF ILLINOIS  
County of Cook



I, Patricia K. Umland  
a Notary Public, in and for, and residing in said County, in the State aforesaid,  
do hereby certify that Richard Matthies and Audrey Matthies,  
his wife personally known to me to be the same person whose name S

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 18th  
day of June, 1979

MY COMMISSION EXPIRES JUNE 2, 1980.

Patricia K. Umland  
Notary Public.

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Property of Cook County Clerk's Office

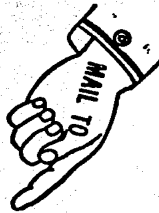
RECORDED

*Henry R. Orlowski*

RECORDER OF DEEDS  
COOK COUNTY ILLINOIS

1979 JUN 22 AM 11 06

JUN-22-79 608204 • 25017294 • A — Rec 10.00



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JUN 22 1979

END OF RECORDED DOCUMENT