

UNOFFICIAL COPY

Date June 26, 1979

TRUST DEED

25 029 467

THIS INDENTURE WITNESSETH That the undersigned as grantors, of the City of Park Forest
 County of Cook and State of Illinois for and in consideration of a loan of \$ 8,113.80
 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: Lot 4 in Block 11 in Village Of Park Forest of Area Number 2 being a subdivision
of Section 36, Township 35 North Range 13 East Of The Third Principal Meridian; in
Cook County, Illinois
 commonly known as 245 Indianwood Park Forest Illinois

hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of
 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 Mortgageors may be entitled thereto (which are pledged primar-
 ily 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 a 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 all neces-
 sary notices and demands, to bring forcible proceedings to recover possession thereof, to re-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, with regard
 to the solvency or insolvency of Mortgageors 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 Mortgageors, 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, 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 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 26th day of June 19 79
 Signed and Sealed in the Presence of

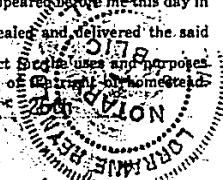
Allen Warren Gerth (Seal)
Sylvia Gerth (Seal)

STATE OF Illinois)
Cook County,) ss. I, Lorraine Reynolds
 a Notary Public, in and for, and residing in said County, in the State aforesaid,
 do hereby certify that Allen Warren Gerth & Sylvia Gerth (his Wife)
 are personally known to me to be the same persons whose names
 are subscribed to the foregoing instrument, appeared before me this day in

"THIS INSTRUMENT WAS PREPARED BY"
 Mary F. Carr
 100 FIRST NATIONAL PLAZA
 CHICAGO HEIGHTS, ILLINOIS 60411

Given under my hand and Notarial Seal this
 day of June, 19 79

Lorraine Reynolds
 Notary Public.



25 029 467

Property of Cook County Clerk's Office

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Trust Deed

Allen Warren & Sylvia Gerth
245 Indianwood
Park Forest, Illinois 60466

TO
FIRST NATIONAL BANK
IN CHICAGO HEIGHTS, as Trustees

