

# UNOFFICIAL COPY

Property of Cook County

Date **November 15, 1979** **TRUST DEED** **25246985**  
 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 \$ **2336.16**  
 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** State of **ILLINOIS**  
 to wit: **Lots N and O in the Subdivision of Lot 1 of Block 247 in Chicago Heights,**  
**Cook County, Illinois, (as per plat recorded September 14, 1916 as document**  
**Number 5940186) all being in Township 35 North, Range 14 East Of The Third**  
**Principal Meridian in Cook County, Illinois.**  
 commonly known as **1517 Stewart Street** **Chicago Heights** **Illinois**  
 Address City State

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 thereof for so long and during all such times as Mortgages may be entitled thereto (which are pledged pri-  
 marily 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 cen-  
 trally 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 which are 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 receive all 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 advances 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 respect  
 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, 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 **15th** day of **November**, 19 **79**.  
 and Sealed in the Presence of **Belton Thompson**

*Lela Thompson* (Seal)  
 (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 **Belton Thompson & Lela Thompson (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  
 person and acknowledged that they signed, sealed, delivered the said  
 instrument as their free and voluntary act and deed and for the purposes  
 therein set forth, including the release and waiver of any interest in the  
 premises hereinafter described.

Given under my hand and Notarial Seal this **16th** day of **November**, 19 **79**.

**First National Bank in Chicago Heights**  
 "THIS INSTRUMENT WAS PREPARED BY"  
**Mary Flavell**  
**100 FIRST NATIONAL PLAZA**  
**CHICAGO HEIGHTS, ILLINOIS 60411**

25246985

UNOFFICIAL COPY

Property of Cook County Clerk's Office

252246985

TO  
FIRST NATIONAL BANK  
IN CHICAGO HEIGHTS, as trustees

Trust Deed

1979 NOV 19 PM 12 53

RECORD DEEDS  
COOK COUNTY ILLINOIS

RECORDER

*Anthony...*

NOV-19-79 237204

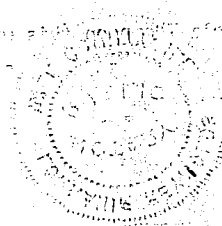
252246985

A - REC

10.00

1000 E

252246985



END OF RECORDED DOCUMENT