## **UNOFFICIAL COPY**

26411995

TRUST DEED (MORTGAGE)	
THIS INDENTURE, dated October 2, 19 82, between Charles H. Williams	
Oite Ohione Ohione	
the City of Chicago County of COOK State of Illinois reinafter called "Grantors") and NATIONAL BOULEVARD BANK OF CHICAGO, a national banking association doing business	
the city of Chicago, County of Cook, State of Illinois (hereinafter, together with its successors and assigns, called the "Trustee"); WITNESSETH:	
WHEREAS, pursuant to the provisions of a certain Retail Installment Contract (hereinafter called the "Contract"), of even date swith, between the Grantors and National Boulevard Bank of Chgo., as Seller, the Grantors are justly	
ewith, between the Grantors and National Boutevard Bank of Crigo., as Seller, the Grantors are justly  Six thousand four hundred fifty two and 64/100 =	
ette in the sum of Six thousand four hundred fifty two and 64/100 Dollars to the legal the Contract, which indebtedness is payable at the offices of NATIONAL BOULEVARD BANK OF CHICAGO, 410 North	
chig: n A. er e, Chicago, Illinois 60511 in 36 successive monthly installments, each of \$ 179.24, except for	
and installment of \$, commencing 10-5-82day after the dompletted vale provided for in the Contract,	
on the same of our cach month thereafter until paid in full; September 5, 1985.  NOW, THE LEFORE, to secure the payment, in accordance with the provisions of the Contract, of said indebtedness, and the permance of all other case and, agreements and obligations of the Grantors under the Contract and hereunder, the Grantors hereby	
NVEY and WARRAN. 'the Trustee the following described real estate (hereinafter called the "premises") situated in the	
City ofi.cago	
South 2 of the South West 4 of the North West 4 of	
Section 20 Pownship 38 North, Range 14, East of the	
Third Principa Meridian, in Cook County, Illinois.	
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gether with all improvements, tenements, easements, fixtures and appurtenance no or hereafter thereto belonging, including all	CCCTTFOR
ating, air-conditioning, gas and plumbing apparatus and fixtures, and everything appurer at hereto, and all rents, issues and profits ereof or therefrom; hereby releasing and waiving any and all rights under and by virtue, the homestead exemption laws of the State Illinois.	F
The Grantors covenant and agree: (1) to pay said indebtedness, and all other amounts that may be payable under the Contract, as ovided in the Contract or according to any agreement extending the time of payment; (2) to pay before any penalty attaches, all	ઇ
xes and assessments against said premises, and on demand to exhibit receipts therefor; (3) with a sixty days after any destruction or image, to rebuild or restore all buildings and improvements on the premises that may have been Jestry, 1 or damaged; (4) that waste	2
the premises shall not be committed or suffered; (5) to keep all buildings and other improvements on the hereafter on the premises sured area that such risks, for such amounts and with such commanies and under such policies and in see from, all as shall reasonably	_
e satisfactory to the legal holder of the Contract, which policies shall provide that loss thereunder shall be pay "se a "st to the holder of a verior encumbrance on the premises and second to the Trustee, as their respective interests may appear, and upon request, to	
raish to the Trustee or to the legal holder of the Contract satisfactory evidence of such insurance; and (6) to have when due, all whetedness which may be secured by any prior encumbrances on the premises.	
The Grantors further agree that, in the event of any failure so to lissure, or pay taxes or assessments, or ray the limbeltedness secured by any prior encumbrances, either the Trustee or the legal holder of the Contract may, from time to the e. but need not.	
rocure such insurance, or pay such taxes or assessments, or discharge or purchase any tax lien or title affecting the prining, or pay the indebtedness securing any prior encumbrances on the premises; and the Grantors agree to reimburse the Trustee or the legal holder	
the Contract, as the case may be, upon demand, for all amounts so pair, together with interest thereon at the highest it whi contract are from the date of payment to the date of reimbursement, and the same shall be so much additional indebtedness secured ne thy	l
The Grantors further agree that, in the event of a breach of any of the aforesald covenants or agreements, or of any covenants or agreements, or of any covenants or agreements, and the contract, the indebtedness secured hereby shall, at the option of the legal holder of the Contract, without	ĺ
emand or notice of any kind, become immediately due and payable and shall be recoverable by foreclosure hereof, or by suit at law, or oth, to the same extent as if such indebtedness had been matured by its express terms.	
The Grantors further agree that all expenses and disbursements paid or incurred in behalf of plaintiff in connection with the oreclosure hereof (including reasonable attorneys'fees, outlays for documentary evidence, stenographers' charges and cost of procuring	
r completing abstract showing the whole title of sald premises embracing foreclosure decree) shall be paid by the Grantors; and the like	}
xpenses and disbursements, occasioned by any suit or proceeding wherein the Trustee or the legal holder of the Contract, as such, may e a party, shall also be paid by the Grantors. All such expenses and disbursements shall be an additional lien upon the premises, and	{
hall be taxed as costs and included in any decree that may be rendered in such foreclosure proceedings; which proceedings, whether ecree of sale shall have been entered or not, shall not be dismissed, nor release hereof given, until all such expenses and disbursements,	1
nd the costs of sult, including attorneys' fees, have been paid. The Grantors, for the Grantors and for the heirs, executors, dministrators, successors and assigns of the Grantors, waive all right to the possession of and income from the premises pending such	]
oreclosure proceedings, and agree that, upon the filing of any complaint to foreclose this Trust Deed, the court in which such omplaint is filled may at once, and without notice to the Grantors, or to any party claiming under the Grantors, appoint a receiver to	
ake possession or charge of the premises with power to collect the rents, issues and profits of the premises.	1
The Trustee shall, upon receipt of its reasonable fees, if any, for the preparation of such release, release this Trust Deed and the ten thereof by proper instrument upon presentation of satisfactory evidence that all indebtedness secured by this Trust Deed has been	1
ully paid; and the Trustee may execute and deliver a release hereof to and at the request of any person who shall, either before or after he maturity thereof, produce and exhibit to the Trustee the Contract, representing that all indebtedness secured hereby has been paid,	1
which representation the Trustee may accept as true without further inquiry.  The lien of this Trust Deed is subject and subordinate to the lien of any prior encumprance of record on the premises.	1
The term "Grantors" as used herein shall mean all persons signing this Trust Deed and each of them, and this Trust Deed shall be ointly and severally binding upon such persons and their respective heirs, executors, administrators, successors and assigns.	1
All obligations of the Grantors, and all rights, powers and remedies of the Trustee and the holder of the Contract, expressed herein shall be in addition to, and not in limitation of those provided in the Contract or by law.	-
WITNESS, the hand(s) and the seal(s) of the Grantors as of the day and year first above written.  (SEAL)	
(SEAL) (SEAL)	
This instrument prepared by: hyllis Holstrom for National Boulevard Bank of Chgo., 400-410 N. Michiga	ıψ
(Name and Address) Chicago, Illinois	1
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STATE OF ILLINOIS		)	
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COUNTY OF	Cook	)	

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