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THIS INDENTURE, made this 17th day of February, A.D. 1984

between the Supersum of America and qualified to do a trust business under and by virtue of
the laws of the United States of America and qualified to do a trust business under and by virtue of
the laws under the States of Illinois, not personally, but as Trustee under the provisions of a Beed or Deeds
in Trust duly recorded and delivered to said Bank in pursuance of a Trust Agreement, dated the
as Trust Wimber herein referred to as "First

av. f the State of Illinois...

herein r i rred to as Trustee, witnesseth:

V

THAT WIEREAS First Party has concurrently herewith executed an instalment note bearing even date herewith in the RINGIPAL SUM OF

THIRTY-FIVE TOUSAND AND NO/100-------DOLLARS,

made payable to BRARE.R. et. MARK UNITED CHURCH OF CHRIST, and Illinois and delivered, in and by corporation

which said Note the First Part, romises to pay out-of-that-portion of the trust estate-subject to said Trust Agreement and hereina ter- if affectly described, the said principal sum and interest

on the balance of principal remaining from time to time unpaid at the rate of 3 per cent per annum below the rate mortgage/rate in e fect on March 1, 1986 in sixty equal monthly installments, in instalments as follows: beginning of March 1, 1986, sufficient to pay the said principal sum plus said interest (beginning Mar n 1, 1986).

en the day of each

All such payments on account of the indebtedness evidenc a b said note to be first applied to interest on the unpaid principal balance and the remainder to principal in revided that the principal of each instalment unless paid when due shall bear interest at the rate of seven per cent per annum, and all of said principal of the principal of the

cipal and interest being made payable at such banking house or trust company in Illinois, as the holders of the note may, from time to time, in writing appoint, and in absence of such appoint-

ment, then at the office of ST. MARK UNITED CHURCH OF CHRIST

said Ci

Lito

NOW, THEREFORE, First Party to secure the payment of the said principal sum of money and said interest in accordance with the terms, provisions and limitations of this trust deed, and also in consideration of the sum of One Dollar in hand paid, the receipt whereof is hereby acknowleds of, does by these presents grant, remise, release, alien and convey unto the Trustee, its successors and assement to following described Real Estate situate, lying and being in the

County of Cook and State of Illinois, to wit:

Lots 28 and 29 in Block 4 in William C. Mc Clintock's Subdivision of South Harvey, being the South $\frac{1}{2}$ of the Northeast $\frac{1}{2}$ of Section 30, Township 36 North, Range 14, East of the Third Principal Meridian, in Cook County, Illimois.

This instrument prepared by Charles Donovan, Sr. 1630 Chicago Road
Chicago Heights, Ill 60411

which, with the property hereinafter described, is referred to herein as the "premises,"

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 First Party, its successors or assigns 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 headers. 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 First Party or its successors or assigns shall be considered as constituting part of the real estate.

TO HAVE AND TO HOLD the premises unto the said Trustee, its successors and assigns, forever, for the purposes, and upon the uses and trusts herein set forth.

**Federal Home Loan Bank Board

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IT IS FURTHER UNDERSTOOD AND AGREED THAT:

- 1. Until the indebtedness aforesaid shall be fully paid, and in case of the failure of First Party, its successors or assigns to: (1) promptly repair, restore or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or be destroyed; (2) keep said premises in good condition and repair, without waste, and free from mechanic's or other liens or claims for lien not expressly subord ated to the lien hereof; (3) pay when due any indebtedness which may be secured by a lien or c. rge on the premises superior to the lien hereof, and upon request exhibit satisfactory evidence of the discnarge of such prior lien to Trustee or to holders of the note; (4) complete within a reasonable tim, any building or buildings now or at any time in process of erection upon said premises; (5) comply win a l requirements of law or municipal ordinances with respect to the premises and the use thereof; (c) read in from making material alterations in said premises except as required by law or municipal or nar e: (7) pay before any penalty attaches all general taxes, and pay special taxes, special assessments, water the rges, sewer service charges, and other charges against the premises when due, and upon written request, to furnish to Trustee or to holders of the note duplicate receipts therefor; (8) pay in full under protest, in the manner provided by statute, any tax or assessment which First Party may desire to contest; (9) leep all buildings and improvements now or hereafter situated on said premises insured against loss or dar age by fire, lightning or 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 se ure l'ereby, 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 star are mortgage clause to be attached to each policy; and to deliver all policies, including additional and r newal policies, to holders of the note, and in case of insurance about to expire, to deliver renewal policies of less than ten days prior to the respective dates of expiration; then Trustee or the holders of the note may but need not, make any payment or perform any act hereinbefore set forth in any form and manner deem a e pedient, and may, but need not, make full or partial payments of principal or interest on prior encumentates, if any, and purchase, discharge, compromise of settle any tax lien or other prior lien or title or class 1 thereof, or redeem from any tax sale or forfeiture affecting said premises or contest any tax or assessment. All noneys paid for any of the purposes hereing authorized and all expenses paid or incurred in connectic 1 the ewith, including 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 natte concerning which action herein authorized may be taken, shall be so much additional indebtedness secure of creby and shall become immediately due and payable without notice and with interest thereon at the rate of s even per cent per annum. Inaction of Trustee or holders of the note shall never be considered as a waiver of my light accruing to them on account of any of the provisions of this paragraph.
- 2. The Trustee or the holders of the note hereby secured making ary payment hereby authorized relating to taxes or assessments, may do so according to any bill, statement or estimate procured from the appropriate public office without inquiry into the accuracy of such bill, statement or e timate or into the validity of any tax, assessment, sale, forfeiture, tax lien or title or claim thereof.
- 3. At the option of the holders of the note and without notice to First Party, its face prove or assigns, all unpaid indebtedness secured by this trust deed shall, notwithstanding anything in the rote or in this trust deed to the contrary, become due and payable (a) immediately in the case of default it making payment of any instalment of principal or interest on the note, or (b) in the event of the failure of wirst Party or its successors or assigns to do any of the things specifically set forth in paragraph one hered and such default shall continue for three days, said option to be exercised at any time after the expiration of soil three day period.
- 4. When the indebtedness hereby secured shall become due whether by acceleration or otherwice, holders of the note or Trustee shall have the right to foreclose the lien hereof.

In any suit to foreclose the lien hereof, there shall be allowed and included as additional indebtedness in the decree for sale all expenditures and expenses which may be paid or incurred by or on behalf of Trustee or holders of the note for attorneys' fees, Trustee's fees, appraiser's fees, 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, and 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 premises. 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 seven per cent per annum, when paid or incurred by Trustee or holders of the note in connection with (a) any proceeding, including probate and bankruptcy proceedings, to which either of them shall be a party, either as plaintiff, claimant or defendant, by reason of this trust deed or any indebtedness hereby secured; or (b) preparations for the commencement of any suit for the foreclosure hereof after accrual of such right to foreclose whether or not actually commenced; or (c) preparations for the defense of any threatened suit or proceeding which might affect the premises or the security hereof, whether or not actually commenced.

- 5. The proceeds of any foreclosure sale of the premises shall be distributed 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, with interest thereon as herein provided; third, all principal and interest remaining unpaid on the note; fourth, any overplus to First Party, its legal representatives or assigns, as their rights may appear.
- 6. 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 at the time of application for

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such receiver, of the person or persons, if any, liable for the payment of the indebtedness secured hereby, 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 First Party, its successors or assigns, except for the intervention of such receiver, would be entitled to collect such rents, issues and profits, and all other two swhich 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 authome 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 wich my be or become superior to the lien hereof or of such decree, provided such application is made prior to fe celc sure sale; (2) the deficiency in case of a sale and deficiency.

- 7. Try ee or the holders of the note shall have the right to inspect the premises at all reasonable times and access the sto shall be permitted for that purpose.
- 8. 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 liable for any acts or omissions hereunder, except in case of its own gross negligence or miscondule or that of the agents or employees of Trustee, and it may require indemnities satisfactory to it before exercise any power herein given.
- 9. Trustee shall release this trust deed and the lien thereof by proper instrument upon presentation of satisfactory evidence that all in obten less secured by this trust deed has been fully paid; and Trustee may execute and deliver a release hereof to and at the request of any person who shall, either before or after maturity threof, produce and early to Trustee the note representing that all indebtedness hereby 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 for orting to be executed by a prior trustee hereunder or which conforms in substance with the descript or herein contained of the note and which purports to be executed on behalf of First Party; and where the release is requested of the original trustee and it has never executed a certificate on any instrument identify ng sa he as the note described herein, it may accept as the genuine note herein described any note which may be presented and which conforms in substance with the description herein contained of the note and which pur ort to be executed on behalf of First Party.
- 10. 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 file. In the resignation, inability or refusal to act of Trustee, the then Recorder of Deeds of the count, in this has premises are situated shall be Successor in Trust. Any Successor in Trust hereunder shall have the definition powers and authority as are herein given Trustee, and any Trustee or successor shall be entitled to reasonable compensation for all acts performed hereunder.

THIS TRUST DEED is executed by the First National Bank in Chicago Heights, not persor illy but as Trustee as aforesaid-in the exercise of the power and authority conferred upon and vester in the such Trustee (and said-First National Bank in Chicago Heights, hereby warrants that it possesses full-power and authority to execute this instrument); and it is expressly understood and agreed that nothing herein or in said note contained shall be construed as creating any liability on the said-first Party or on said First National Bank in Chicago Heights personally to pay the said note or any interest that may accrue thereon, or any indebtedness accruing hereunder, or to perform any covenant either express or implied herein contained, all such liability, if any, being expressly waived by Trustee and by every person now or hereafter claiming any right or security hereunder, and that so far as the First Party and its successors and said-First National Bank in Chicago Heights personally are concerned, the legal helder or holders of said note and the owner or owners of any indebtedness accruing hereunder shall look solely to the premises hereby conveyed for the payment thereof, by the enforcement of the lian hereby created, in the manner herein and in said note provided or by action to enforce the personal liability of the guarantor, if any.

DOCUMENT PREPARED BY

C. C. DONO JAN _

1630 CHICAGO ROAD

CHICAGO HEIGHTS, ILL.

6041/

Sy Peage Keller Kessler President ATTEST J. Mymean Socraman

FIRST: NATIONAL -BANK- IN -GHICAGO -HEIGHTS

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	그 첫 동은 경험성이 하는 경험을 모습하는데 그는 영화를 가장하다고 있다.
	STATE OF ILLINOIS, Ss. Ss.
	COONTY OF COOK,)
	I, The Undersigned , a notary public in and
	for said County, in the State aforesaid, do hereby certify that, South Suburban Family Shelter President of the First-National Bank in Chicago-Heights, a corporation, and Secretary Trust-Officer of said Corporation, personally known to
4	President of the First-National Bank in Ghicago-Heights, a corporation, and Secretary
	me to 35 the same persons whose names are subscribed to the foregoing Instrument as
	such
	before me this lay in person and acknowledged that they signed and delivered the said in-
	strument as the ree and voluntary act and as the free and voluntary act of said Corpor-
26994204	ation, for the use and purposes therein set forth; and the said
42	also then and there a knowledge that he as custodian of the corporate seal of said Corporates.
9	ation did affix the said corporate seal of said Corporation, to said Instrument as his own free and voluntary act and as the aree and voluntary act of said Corporation, for the uses and
X	purposes therein set forth.
	Given under my hand and accarial seal this 17th day of February,
	A. D. 1984
	Notary Puffic
	The man of
•	MAIL TO Pathway Financial c/o CHARLES DONOVAN, SR.
:	The Instalment Note mentioned in the within the Lord Deed has been identified herewith under entification No. IRBT NATIONAL BANK IN CHICAGO HEIGHT IM P OR T AN T For the protection of both the borrower and lender, the note secured by this Trust Deed should be identified by the Trustee named herein before the Trust Deed is filed for record. The Instalment Note mentioned in the borrower and lender, the note secured by this Trust Deed should be identified by the Trustee named herein before the Trust Deed is filed for record.
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END OF RECORDED DOCUMENT,