

BEENED IN BALL CONDITION

ခ	27241971
RUST DEED	
	THE ABOVE SPACE FOR RECORDERS USE ONLY
IIS INDENTURE, made	July 31, , 1984 , between JAMES S. DOBROWSKI AND
NANCY C. DOBROWSKI, his w	ife, herein referred to as "Grantors", and
€ ANB SERVICES	, INC. of P.O. Box 599 San Ramon, Ca. 94583 , Illinois;
	omised to pay to Associates National Bank, San Ramon, California, herein referred to as Agreement of even date herewith, all amounts owed from time to time under said Loan
greement, incuting merest, mandatory	advances, and expenses, up to a maximum principal amount ofxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx
SEVEN THOUS AND AND no/100	xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx
ons of this Trust Deed, and the perform d also in consideration of the sum of C DNVEY and WARRANT unto the Trus	The the payment of the said obligation in accordance with the terms, provisions and limita- ance of the covenants and agreements herein contained, by the Grantors to be performed, by we'lar in hand paid, the receipt whereof is hereby acknowledged, do by these presents ee, its uccessors and assigns, the following described Real Estate and all of their estate,
ght, title and interest therein, situate, ly	ing a d being in the, Village of Burnham,
OUNTY OFCook	AN) STATE OF ILLINOIS, to wit:
and east of the Calumet !	ck none (9) i. Burnham, a subdivision of that part lying north River of Section (.x '6), Township 36 North, Range 15, east eridian, in Cook County, Illinois.
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3.	27241971
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	cribed, is referred to herein as the "premises." Tixtures now attached together with easements, rights, privileges, interests, "r s and profits.
TO HAVE AND TO HOLD the prent	ises unto the said Trustee, its successors and assigns, forever, for the purposes, and up in from all rights and benefits under and by virtue of the Homestead Exemption La
	benefits the Grantors do hereby expressly release and waive.
	The covenants, conditions and provisions appearing on page 2 (the reverse side of this trust and are a part hereof and shall be binding on the Grantors, their heirs, successors and assigns.
WITNESS the hand(s) and seal(s) of	Grantors the day and year first above written. (SEAL) **Ilanca dolorows! (SEAL) (SEAL)
James S. Dobrowski	Nancy R. Bobrowski
<u> </u>	(SEAL)
TATE OF ILLINOIS, OURTH OF COOK SS.	I. 5,245 YM LANDENCE a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT TRYINGS & NONCY DORROWSK.
	who
	delivered the said Instrument as
	GIVEN under my hand and Notarial Seal this
	This instrument was prepared by C. Cashman
	ASSOCIATES NATIONAL BANK P.O. Box 599 San Ramon, Ca. 94583
628535 (ANB) (III.)	(Name) (Address)

UNOFFICIAL COPY

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THE COVENANTS, CONDITIONS AND PROVISIONS REFERRED TO ON PAGE 1 (THE REVERSE SIDE OF THIS TRUST DEED):

I. Grantors shall (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 conditions and repair, without waste, and free from mechanic's or other lients or claims for lien not expressly subordinated to the lien hereof; (3) pay when due any indebedness which may be secured to the premises superior to the lien hereof; and upon request exhibit satisfactory evidence of the charge on such prior lien to Trustee or to Beneficiary; (4) complete within a reasonable thereof; (6) make no material alterations in said premises except as required by law or municipal ordinances with respect to the premises and the use

Grantors shall pay before any penalty attaches all general taxes, and shall pay special taxes, special assessments, water charges, sower service charges, and other charges against the premises when taxture, any tax or assessment which Grantor may desire to contest.

3. Grantors shall keep all buildings and improvements now or hereafter situated on said premises insured against loss or damage by fire, lightning or windstorm under policies providing for paymen 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 secured hereby, all in companies satisfactory to the Beneficiar, under insurance policies payable, in case of loss or damage, to Tinstee for the benefit of the Beneficiars, withis to be evidenced by the standard mortgage clause to be attached to each policy, and shall deliver all policies, including additional and renewal policies, to Beneficiary, and in case of insurance about to expire, shall deliver renewal policies not less than ten days prior to the respective date

4. In case of default therein, Trustee or Beneficiary may, but need not, make any payment or perform any act hereinbefore required of Grantors in any form and manner decemed expedient, and may be need not, make full or partial payments of principal or interest on prior encumbrances, if any, and purchasi dusharge, compromise or settle any tax lice or other prior line or this or claim thereof or redeem from any tax talk or of forfciture affecting said premises or context any tax or promise or settle any tax lice no other prior line or the prior line or this or forfciture and any other mone. As noted by Thutto assument, All money paid for any of the purposes herein authorized and all expenses paid or incurred in connection interestin, including automory's feet, due and payable v. out n tice and with interest thereon at the annual more as noted and the prior of the prior that the prior of the prior that the p

5. The Trustee or Bene - vy hereby secured making any payment hereby authorized relating to taxes or assessments, may do so according to any bill, statement or estimate procured from the appropriate public office v .nout inquiry into the accuracy of such bill, statement or estimate or into the validity of any lax, assessment, sale, forfeiture, tax lien or title or claim thereof

6. Grantors shall pay exp item of indebtedness herein mentioned, both principal and interest, when due according to the terms bereaf, At the option of Beneficiary, and without notice to Grantors, all unpaid indebtedness see red by this Trust Deed to the contary, become due and payable (a) immediately in the case of default in making payment of the contary, become due and payable (a) immediately in the case contained, or (c) immediately if e or v it of the prints are sold or transferred by the Grantors without Beneficiary's prior written consent.

7. The Benefisher has the prime are not that the belong due on the beauty of the Benefisher has paid in full on the third anniversary date of the learnest and anniversary date of the beauty of the security of the security

8. When the indebtedness hereby secu. 15 st. come due whether by acceleration or otherwise, Beneficiary or Trustee shall have the right to foreclose the lim hereof. In any suit to foreclose the lim hereof, there shall be allowed and include a saw ideal indebtedness in the decree for sale all expenditures and expenses which may be paid or incurred by or on behalf of Trustee or Beneficiary and the decree of proper party ideal include a separate control of the decree of proper party ideal include a separate policies. To recognize the proper party is a separate party in the decree of proper party is a separate policies. To recognize the proper party is a separate policies from the proper party in the proper party is a separate policies. To recognize the proper party is a separate party in the proper party is a separate party in the proper party is a separate party in the proper party in the party in the party in the party is a party in the party in the party is a party in the party

9. 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 times as are mentioned in the preceding partage; a no offsecond by the Loan Agreement, with interest thereon as herein provided; third, all incipal and interest ternating or until any overplate of cruting, any overplate of the proceeding partage; as their rights may appear.

10. Upon, or at any time after the filing of a bill to foreclore this Trust. red, the court in which such bill its filed may appoint a receiver of said premises. Such appointment may be made either befone or after sale, whithout notice, without regard to the solveney or insolvency or or, not 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 Trustecherunder may be a jointed as such receiver, and have the power to collect the rent, issues and profits of said premise times when Grantons, except for the intervention of such receiver, would be emitted to oble; such rents, issues and profits of said premise times when Grantons, except for the intervention of such receiver, would be emitted to oble; such rents, issues and profits on the protection, possession, control, management and operation of the premises during the vol. If said period. The Court from times to be any shift may be necessary or are usual in such eases for hands in payment in whole or in part of: (1) The indebtedness secured hereby, or by any "cee or reclosing this Trust Deed, or any tax, special part of the which may be or become superior to the lich network or case of a sale and deficiency in case of a sale and deficiency.

11. No action for the enforcement of the tien or of any provision hereof shall be subject to a y defense which would not be good and available to the party interposing same in an action at law upon the Agreement hereby secured.

12. Trustee or Beneficiary shall have the right to inspect the premises at all reasonable times and coess th reto shall be permitted for that purpos

13. Trustee nas no duly to examine the title, location, existence, or condition of the premises, nor sha 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 gross ne. "" misconduct and Trustee may require indemntiles satisfactory to Trustee before exercising any power herein given.

14. Upon presentation of satisfactory evidence that all indebtedness secured by this Trust Deed has been 1 lly r id fither before or after maturity, the Trustee shall have full authority to release this Trust Deed, the lien thereof, by proper instrument.

15. In case of the resignation, inability or refusal to act of Trustee, the Beneficiary shall have the authority to a poir a Successor in Trust. Any Successor in Trust. Any Successor in Trust hereunder shall have the identical tile, powers and authority as are herein given Trustee.

16. This Trust Deed and all persons liable for the payment of the indebtedness or any part thereof, whether or not su', pp -ms shall have executed the Loan Agreement or this Trust Deed, The term Beneficiary as used herein shall mean and include any uncersors or externo of Beneficiary as used herein shall mean and include any uncersors or externo of Beneficiary as used herein shall mean and include any uncersors or externo of Beneficiary as used herein shall mean and include any uncersors or externo of Beneficiary as used herein shall mean and include any uncersors or externo of Beneficiary as used herein shall mean and include any uncersors or externo of Beneficiary as used herein shall mean and include any uncersors or externo of Beneficiary as used herein shall mean and include any uncersors or externo of Beneficiary as used herein shall mean and include any uncersors or externo of Beneficiary as used herein shall mean and include any uncersors or externo of Beneficiary as used herein shall mean and include any uncersors or externo of Beneficiary as used herein shall mean and include any uncersors or externo of Beneficiary as used herein shall mean and include any uncersors or externo of Beneficiary as used herein shall mean and include any uncersors or externo of Beneficiary as used herein shall mean and include any uncersors or externo of Beneficiary as used herein shall mean and include any uncersors or externo of Beneficiary as used herein shall mean and include any uncersors or externo of Beneficiary and the state of Beneficiary as used herein shall mean and include any uncersors or externo of Beneficiary as used herein shall mean and include any uncersors or externo of Beneficiary as used herein shall mean and include any uncersors or externo of Beneficiary as used herein shall mean and include any uncersors or externo or or any part thereof any part thereof any or any part thereof any part thereof any part t

D NAME Associates National Bank
L STREET P.O. Box 599

CITY San Ramon, Ca. 94583

FOR TO JA

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INSTRUCTIONS

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RECORDER'S OFFICE BOX NUMBER

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628535 (ANB) (III.)

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