UNOF	FICIAL	COPY 593489
1086	TRUST DEED	

December 4, 1986

Date THIS INDENTURE WITNESSETH, That the undersigned as grantors, of the City of County of and State of for and in consideration of a loan of \$ including interest, evidenced by a promissory note of even date herewith, convey and warrent to LaSalle National Bank, 135 South LaSalle Street, Chicago, Illinois, as trustee, the following described Real Estate, with all improvements thereon, situated in the County of Cook in the State of Illinois percent interest in the common with the common in elements in Astor Villa Condominium as delineated and defined in the declaration recorded as document number 22511115 in the North Fractional Section 3, Township 39 North, Range 14, East of the Third Principal Meridian, (PIN 17-03-102-033-1015) yel. 496 in Cook County, Illinois. commonly known as

hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

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 Mortgagors may be entitled thereto (which are pledged primarily and on a oarly 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 cover not include here. windows, floor covering i, 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 appartus, equipment or articles hereafter placed in the provises by the mortgagors or their successors or assigns shall be considered as constituting part of the real estate.

GRANTORS AGREE to pry all taxes and assessments upon said property when due, to keep the buildings thereon insured to their full insurable raise, to pay all prior encumbrances and the interest thereon and to keep the property tenantable 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. In accordance with the note secured hereby, or in the event of a breach of any covenant here a contained, grantee may declare the whole indebtedness due together with interest thereon from the time of such default or br ach and may proceed to recover such indebtedness by foreclosure thereof, or by suit at law, or both, as if all of said indebt doess had then matured by express terms.

AS FURTHER SECURITY grantors he eb; assign, transfer and set over to grantee all the rents, issues and profits of said premises, from and after this date, and and so ize him to sue for, collect and receipt for the same, to serve all necessary notices and demands, to bring forcible proceeding, to recover possession thereof, to refent the said premises as he may do m proper and to apply the money so arising o 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, encumbrances, interest or advancements.

Upon, or at any time after the filing of a bill to force or this trust deed, the court in which such bill is filed may appoint a receiver of said premises. Such appointment may be note either before or after sale, without notice, without 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 one, and as a homestead or not and the Trustee hereunder may be appointed as such receiver. Such receiver shall have power to offer 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 authorize the full statutory period of receiver, would be entitled to collect such rents, issue 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 be any decree foreclosing this trust deed, or any tax, special assessment or other lien which may be or become superior to me are 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 geals this Signed and Scaled in the Prose

day of

Illinois

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County, ss. a Notary Public, in and for, and residing in said County, in the State aforesaid, do hereby certify that & AINL ASVINS AND RICHARD H.

nersonally known to me to be the same person.5 whose name >

MRC subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that I he / signed, scaled and delivered the said 1110112 free and voluntary act for the uses and purposes

therein set forth, including the release and waiver of the right of homestead.

day of

Given under my hand and Notarial Seal this A Markovick

UNOFFICIAL

Trust Deed

LA SALLE NATIONAL BANK, as trustee

0038 309MY A481 12/11/81 18:100 HE89 15:11:00 HE89 15:11:0

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DEPT-01 RECORDING

County Clark's Office