

140015310  
Bullard  
1/17/87

# UNOFFICIAL COPY

87402981

TRUST DEED

THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE, made **July 14,** 19 **87**, between **Zygmund J. Czop and Lillian E. Czop, his wife** of the **Village** of **Justice** County of **Cook** State of **Illinois** herein referred to as "Mortgagors", and Bridgeview Bank & Trust Company, Bridgeview, Illinois an Illinois corporation doing business in Bridgeview, Illinois, herein referred to as TRUSTEE, witnesseth:

THAT, WHEREAS the Mortgagors are justly indebted to the legal holder or holders of the Instalment Note hereinafter described, said legal holder or holders being herein referred to as Holders of the Note, in the principal sum of

**Eighteen thousand five hundred and no/100ths-----(\$18,500.00)---** Dollars,

evidenced by one certain Instalment Note of the Mortgagors of even date herewith, made payable to BEARER and delivered, in and by which said Note the Mortgagors promise to pay the said principal sum and interest from **July 20, 1987**

on the balance of principal remaining from time to time unpaid at the rate of **10.25** per cent per annum in instalments as follows:

**Three hundred ninety seven and 02/100ths-----** DOLLARS  
( **397.02** ) on the **3rd** day of **September** 19 **87** and

**Three hundred ninety seven and 02/100ths-----** DOLLARS  
( **397.02** ) on the **3rd** day of each **month**

THEREAFTER until said note is fully paid except that the final payment of principal and interest, if not sooner paid, shall be due on the **3rd** day of **August**, **1992**. All such payments on account of the indebtedness evidenced by said note to be first applied to interest on the unpaid principal balance and the remainder to principal; provided that the principal of each instalment unless paid when due shall bear interest at the then highest rate permitted by law and all of said principal and interest being made payable at such banking house or trust company as the holders of the note may, from time to time, in writing appoint, and in absence of such appointment, then at the office of Bridgeview Bank & Trust Company, Bridgeview, Illinois.

NOW, THEREFORE, the Mortgagors 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 the performance of the covenants and agreements herein contained, by the Mortgagors to be performed, and also in consideration of the sum of One Dollar in hand paid, the receipt whereof is hereby acknowledged, do by these presents CONVEY and WARRANT unto the Trustee, its successors and assigns, the following described Real Estate and all of their estate, right, title and interest therein, situate lying and being in the

DEPT-01 RECORDING

113 00

COUNTY OF **Cook** AND STATE OF ILLINOIS, to wit: TR1111 TRBN 0944 07/22/87 09.23:00

(See Attached Rider)

The South 50 feet of the North 939 feet of the East 225 feet (except the East 25 feet thereof) of Lot 7 in the Circuit Court Partition of the South East 1/4 of Section 27, Township 38 North, Range 12 East of the Third Principal Meridian (except therefrom the following: Commencing at the South East Corner of said Section 27; thence West 15 Rods; thence North 12 Degrees West 78 Rods; thence North 40 Degrees East 47 Rods to the East Line of said quarter; thence South to the place of beginning, also of that portion lying North of the road of the North East 1/4 of Section 34, Township 38 North, Range 12 East of the Third Principal Meridian according to the Plat thereof recorded December 19, 1908 as Document Number 4304231, in Cook County, Illinois.

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P.I.N. 18-27-403-012-0000 *H.A.O. Dec.*

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X **Zygmund J. Czop** (SEAL) \_\_\_\_\_ (SEAL)  
X **Lillian E. Czop** *Lillian E. Czop* \_\_\_\_\_  
STATE OF ILLINOIS \_\_\_\_\_  
Mary Flom

SS \_\_\_\_\_ a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT  
**Zygmund J. Czop and Lillian E. Czop, his wife**

County of **Cook**  
who **are** personally known to me to be the same person **S** whose names  
**are** \_\_\_\_\_ subscribed to the foregoing instrument, appeared before me

this day in person and acknowledged that \_\_\_\_\_ signed,  
sealed and delivered the said instrument as \_\_\_\_\_ their free and voluntary  
act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and Notarial Seal this **14th** day of **July** A.D. 19**87**  
*Mary Flom* Notary Public

D NAME **Bridgeview Bank and Trust Company**  
I STREET **7940 S. Harlem Avenue**  
I CITY **Bridgeview, Illinois 60455**  
V  
I  
R  
Y  
INSTRUCTIONS RECORDER'S OFFICE BOX NO **206**

FOR RECORDERS INDEX PURPOSES  
INSURE SERIAL ADDRESS OF ABOVE  
DESCRIBED PROPERTY HERE:  
**7554 Oak Grove Justice, Illinois**  
THIS DOCUMENT PREPARED BY  
**James W. Haleas, Attorney**  
**7940 S. Harlem Avenue**  
**Bridgeview, Illinois 60455**

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# UNOFFICIAL COPY

THE COVENANTS, CONDITIONS AND PROVISIONS HEREIN TO GOVERN ALL OF THE DEEDS MADE BY THIS TRUST DEED

- Mortgagors shall promptly repair, restore or rebuild any building or improvements new or hereafter on the premises which may become damaged or be destroyed, except said premises in good condition and repair, without waste, and free from mechanics' or other liens or claims for lien not expressly subordinated to the lien hereof, (2) pay when due any indebtedness which may be secured by a lien in charge on the premises superior to the lien hereof, and upon request exhibit satisfactory evidence of the discharge of such prior lien to Trustee or to holders of the note, (3) complete within a reasonable time any building or buildings now or at any time in process of erection upon said premises, (4) comply with all requirements of law or municipal ordinances with respect to the premises and the use thereof, (5) make no material alterations in said premises except as required by law or municipal ordinance.
- Mortgagors shall pay before any penalty attaches all general taxes, and shall pay special taxes, special assessments, water charges, sewer service charges, and other charges against the premises when due, and shall, upon written request, furnish to Trustee or to holders of the note duplicate receipts therefor. To prevent default hereunder Mortgagors shall pay in full under protest, in the manner provided by statute, any tax or assessment which Mortgagors may desire to contest.
- Mortgagors 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 payment by the insurable companies of moneys sufficient either to pay the cost of repairing or replacing the same or to pay in full the indebtedness secured hereby, all in compliance 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 standard mortgage clause to be attached to each policy, and shall deliver all policies, including additional and renewal policies, to holders of the note, and in case of insurance about to expire, shall deliver renewal policies not less than ten days prior to the respective dates of expiration.
- In case of default therein, Trustee or the holders of the note may, but need not, make any payment or perform any act hereinafter required of Mortgagors in any form and manner deemed expedient, and may, but need not, make full or partial payment of principal or interest or prior encumbrances, if any, and purchase, discharge, compromise or settle any tax lien or other prior lien or title or claim thereon, or secure from any tax sale or forfeiture affecting said premises or contest any tax or assessment. All moneys paid for any of the purposes herein authorized and all expenses paid or incurred in connection therewith, including attorney's 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 matter concerning which action herein authorized may be taken, shall be so much additional indebtedness secured hereby and shall become immediately due and payable without notice and with interest thereon at the then highest rate permitted by law. In action of Trustee or holders of the note shall never be considered as a waiver of any right accruing to them on account of any default hereunder on the part of Mortgagors.
- The Trustee or the holders of the note 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 without inquiry into the accuracy of such bill, statement or estimate or into the validity of any tax, assessment, sale, forfeiture, tax lien or title or claim thereon.
- Mortgagors shall pay each item of indebtedness herein mentioned, both principal and interest, when due according to the terms hereof. At the option of the holders of the note, and without notice to Mortgagors, all unpaid indebtedness secured by this Trust Deed shall, notwithstanding anything in the note or in this Trust Deed to the contrary, become due and payable (a) immediately in the case of default in making payment of any installment of principal or interest on the note, or (b) when default shall occur and continue for three days in the performance of any other agreement of the Mortgagors herein contained.
- When the indebtedness hereby secured shall become due whether by acceleration or otherwise, holders of the note or Trustee shall have the right to foreclose the lien hereof, in any suit or suits, to lose the lien hereof, there shall be allowed and included as additional indebtedness on the decree to make all expenditures and expenses which may be paid or incurred by or on behalf of Trustee or holders of the note for attorney's fees, appraisal fees, notary's fee, documentary and excise tax, 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 assurance 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 or of 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 then highest rate permitted by law, when paid or incurred by Trustee or holders of the note in connection with (a) any proceedings, 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 hereby, whether or not actually commenced.
- 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 provided by the note, with interest thereon as herein provided; third, all principal and interest remaining unpaid on the note, fourth, any surplus in Mortgagors, their heirs, legal representatives or assigns, as their rights may appear.
- 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 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 occupied 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 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 by 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 assessments or other debt 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.
- No action for the enforcement of the lien or of any provision hereof shall be subject to any defense which would not be good and available to the party interposing same in an action at law upon the note hereby secured.
- Trustee or the holders of the note shall have the right to inspect the premises at all reasonable times and access thereto shall be permitted for that purpose.
- 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 misconduct or that of its agents or employees or Trustee, and it may require indemnification satisfactory to it before exercising any power herein given.
- Trustee shall release this trust deed and the lien thereof by proper instrument upon presentation of satisfactory evidence that all indebtedness secured by this trust deed has been fully paid, and Trustee may execute and deliver a release hereof upon the request of any person who shall, either before or after maturity, thereon produce and exhibit to Trustee the note representing that all indebtedness hereby secured has been paid, which presentation Trustee may accept as true without inquiry. Thereafter a release is requested of a successor trustee, such successor trustee may accept as true the genuine note herein described, any note which bears a certificate of identification purporting to be executed by a prior trustee hereunder or which conforms in substance with the description herein contained of the note and which purports to be executed by the persons herein designated as the makers thereof, and where the release is requested of the original trustee, and it has never executed a certificate on any instrument identifying same as the note described herein, it may accept as the genuine note hereof described any note which may be presented and which conforms in substance with the description herein contained of the note and which purports to be executed by the persons herein designated as makers thereof.
- Trustee may resign by instrument in writing filed in the office of the Recorder or Registrar of Title in which this instrument shall have been recorded or filed. In case of the resignation, inability or refusal to act of Trustee, the then Recorder of Deeds of the county in which the premises are situated shall be Successor in Trust. Any Successor in Trust hereunder shall have the identical title, 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 and all provisions hereof, shall extend to and be binding upon Mortgagors and all persons claiming under or through Mortgagors, and the word "Mortgagors" when used herein shall include all such persons and all persons liable for the payment of the indebtedness of any part thereof, whether or not such persons shall have executed the note or this Trust Deed.
- Without the prior written consent of the holder or holders of the note secured hereby, the Mortgagors or Mortgagors shall not convey or encumber title to the premises herein involved. The holder or holders of the note secured hereby may elect to accelerate the entire unpaid principal balance as provided in the note for breach of this covenant and no delay in such election after actual or constructive notice of such breach shall be construed as a waiver of or acquiescence in any such conveyance or encumbrance.
- This Trust Deed shall secure . . . any future advances made by the Mortgagor, for any purpose, at any time before the release and cancellation of this mortgage, but at no time shall this mortgage secure advances on account of said original note and such additional advances in a sum in excess of **Eighteen thousand five hundred and no/100ths** Dollars (\$18,500.00), provided that nothing herein contained shall be considered as limiting the amounts that shall be secured hereby when advanced to protect the security or in accordance with covenants contained in the mortgage.
- The undersigned agree to pay to the Bridgeview Bank and Trust Company (Bank) on each monthly payment date an additional amount equal to one-eighth (1/12th) of the annual taxes and assessments levied against the mortgaged premises, and one-twelfth (1/12th) of the annual premiums for insurance carried in connection with said premises, all as estimated by the Bank. As taxes and assessments become due and payable and as insurance policies expire, or premiums thereon become due, the Bank is authorized to use such moneys for the purpose of paying such taxes or assessments, or renewing insurance policies or paying premiums thereon, and in the event such moneys are insufficient for such purpose the undersigned agree to pay the Bank the difference forthwith. It shall not be obligatory upon the Bank to inquire into the validity or accuracy of any of said items before making payment of the same and nothing herein contained shall be construed as requiring the Bank to advance other moneys for said purposes nor shall the bank incur any personal liability for anything it may do or omit to do hereunder.
- A late charge on payments made more than 15 days after due date of the month due shall be charged at the maximum rate permissible by law.

### IMPORTANT

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 Instrument Note mentioned in the within Trust Deed has been identified herewith under identification No. 759

Bridgeview Bank & Trust Company, Bridgeview, Illinois, Trustee

By Edmund J. Baskin

VIC. PRESIDENT

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87402981

INSTRUCTIONS RECORDED'S OFFICE BOX NO. 206  
 BRIDGEVIEW, ILLINOIS 60455  
 NAME: Bridgeview Bank and Trust Company  
 STREET: 7940 S. Harlem Avenue  
 CITY: Bridgeview, Illinois 60455  
 ATTORNEY: James W. Halons, Attorney  
 7940 S. Harlem Avenue  
 BRIDGEVIEW, ILLINOIS 60455

THIS INSTRUMENT made July 14, 1987, between Zygmund J. Czop and Lillian E. Czop, his wife, County of Cook, State of Illinois, and Bridgeview Bank and Trust Company, Illinois, herein referred to as "Mortgagors", and Bridgeview Bank and Trust Company, Illinois, herein referred to as "Trustee", witnesses:  
 E. Czop, his wife  
 Lillian E. Czop  
 Zygmund J. Czop  
 County of Cook, State of Illinois  
 July 14, 1987

which, with the property hereinafter described is referred to herein as the "premises";  
 together with all improvements, tenements, easements, fixtures, and appurtenances thereon, including, and all rents, issues and profits thereon for so long and during all such times as Mortgagees may be entitled to the same, which are pledged primarily and on a parity with real estate and not secondarily; and all apparatus, equipment or articles now or hereafter acquired, controlled, contained, owned, used, stored, kept, or deposited in, on, under, over, upon, or about the premises, including, but not limited to, window shades, storm doors and windows, floor coverings, 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 such apparatus, equipment or articles be better placed in the premises by the mortgagees or their successors or assigns shall be considered as constituting part of the real estate.  
 TO HAVE AND TO HOLD to the premises unto the said Trustee, its successors and assigns, forever, for the purposes, and upon the terms and conditions herein set forth, free from all rights and benefits under and by virtue of the Homestead Exemption Laws of the State of Illinois, which said rights and benefits the Mortgagees do hereby expressly release and waive.  
 This trust deed consists of two pages. The covenants, conditions and provisions appearing on page 2 (the reverse side of this trust deed) are incorporated herein by reference and are a part hereof and shall be binding on the mortgagors, their heirs, successors and assigns.  
 WITNESSESS the hands and seals of the Trustee and the mortgagors, this 14th day of July, 1987.

Three hundred ninety seven and 02/100ths (\$397,02) on the 3rd day of September 19 87 and  
 Three hundred ninety seven and 02/100ths (\$397,02) on the 3rd day of August 1992.  
 All such payments on account of the indebtedness evidenced by said Note to be first applied to interest on the unpaid principal balance and the remainder to principal; provided that the principal of each installment interest shall bear interest at the then highest rate permitted by law and all of said principal and interest being made payable at such banking house or trust company as the holders of the note may, from time to time, in writing designate.

Eighteen thousand five hundred and no/100ths (\$18,500.00) --- Dollars, evidenced by one certain Installment Note of the Mortgagors of even date herewith, made payable to BARRER and delivered, in and by which said Note the Mortgagors promise to pay the said principal sum and interest from July 20, 1987, on the balance of principal remaining from time to time unpaid at the rate of 10.25 per cent per annum in installments as follows:  
 Three hundred ninety seven and 02/100ths (\$397,02) on the 3rd day of September 19 87 and  
 Three hundred ninety seven and 02/100ths (\$397,02) on the 3rd day of August 1992.  
 All such payments on account of the indebtedness evidenced by said Note to be first applied to interest on the unpaid principal balance and the remainder to principal; provided that the principal of each installment interest shall bear interest at the then highest rate permitted by law and all of said principal and interest being made payable at such banking house or trust company as the holders of the note may, from time to time, in writing designate.

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