

UNOFFICIAL COPY

TRUST DEED

87161027

Date March 20, 1987

07161027

THIS INDENTURE WITNESSETH, That the undersigned as grantors, Walter E. Pikorz and Charlotte Pikorz, his wife

of the City of Markham County of Cook and State of Ill. for and in consideration of a loan of \$ 15,000.00

Including interest, evidenced by a promissory note of even date herewith, convey and warrant to Lawrence R. Hochberg as trustee, the following described Real Estate, with all improvements thereon,

situated in the County of Cook in the State of Ill. to wit: The South 1/4 of Lot 9 and all of Lots 10, 11, 12, 13 and 14 in Block 19 in H. W. Elmores Kedzie Avenue Ridge a Subdivision of the North East 1/4 and the South East 1/4 of Section 23, Township 36 North, Range 13 East of the Third Principal Meridian, lying South of Indian Boundary Line in Cook County, Illinois.

commonly know as 3304 W. 162nd Street Markham IL 60426

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

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 parity with 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, awning, 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 apparatus, equipment or articles hereafter placed in the premises by the mortgagors or their successors or assigns shall be considered as constituting part of the real estate.

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

AS FURTHER SECURITY grantors hereby assign, transfer and set over to grantee all the rents, issues and profits of said premises, from and after this date, and authorize him to sue for, collect and receipt for the same, to serve all necessary notices and demands, to bring forcible proceedings to recover possession thereof, to re-ent the said premises as he may deem proper and to apply the money so arising to 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 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 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 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 Mortgagors, except for 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 assessment or other lien 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.

Witness our hands and seals this 20th day of March, 19 87

State of Illinois }
County of Cook }

X Walter E. Pikorz (Seal)
X Charlotte Pikorz (Seal)

I, THE UNDERSIGNED, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that the above named persons personally known to me to be the same persons whose names are subscribed to the foregoing Instrument, appeared before me this day in person, and acknowledged that they 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 20th day of March A.D. 19 87

Lawrence R. Hochberg
NOTARY PUBLIC

P.I.#'s 28-23-221-025, 026, 027, 028 & 030

This Instrument Was Prepared By: Lawrence R. Hochberg 60426

87161027

UNOFFICIAL COPY



MAIL TO
FIRST NATIONAL BANK OF HAWAII
174 EAST 15TH STREET
HONOLULU, HAWAII 96813

87161027

Trust Deed

TO

Property of Cook County Clerk's Office

26 MAR 87 12 58

MAR-26-87 45107 • 87161027 - A - Rec 11.00

87161027

11⁰⁰ E