

UNOFFICIAL COPY

TRUST DEED

Date October 12, 1988

88500355
Chicago

THIS INDENTURE WITNESSETH, That the undersigned as grantors, of the City of
County of Cook and State of Illinois for and in consideration of a loan of \$ 35,000.00 ,
including interest, evidenced by a promissory note of even date herewith, convey and warrant 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
to wit:

14-28-200-003-1078

commonly known as 3180 N. Lake Shore Drive Unit 7H Chicago Illinois
Address City State

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 pri-
marily 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 cen-
trally controlled), and ventilation, including (without restricting the foregoing), screens, window shades, storm doors and
windows, floor coverings, indoor 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 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 ten-
antable 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. Or 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 neces-
sary notices and demands, to bring forcible proceedings to recover possession thereof, to rent 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, encum-
brances, 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 re-
gard 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 or used 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 farther 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 12th day of October, 19 88.
Signed and Sealed in the Presence of

[Handwritten signatures] (Seal)
[Handwritten signatures] (Seal)

STATE OF Illinois }
Cook County, } ss. I, the undersigned
a Notary Public, in and for, and residing in said County, in the State aforesaid,
do hereby certify that Mary Platis Globis and Walter P. Globis

personally known to me to be the same persons whose name
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 12th
day of October, 19 88.

My Commission Expires Nov. 15, 1993

[Handwritten signature]
Notary Public.

This instrument was prepared by LaSalle National Bank, Chicago, Illinois 60600
135 South LaSalle Street, Chicago, Illinois 60600

R10-774

REITITLE SERVICES #

88500355

UNOFFICIAL COPY

Trust Deed

LASALLE NATIONAL BANK, as trustee

TO

Property of Cook County Clerk's Office

88500355

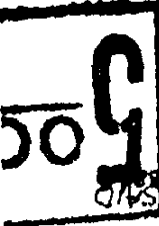
Handwritten initials/signature

885000355

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RECORDED IN THE OFFICE OF THE CLERK OF COOK COUNTY
ON 11/13/74 AT 11:25 AM

TO HAVE AND TO HOLD the same unto said parties of the second part, forever,
not in tenancy in common, but in joint tenancy,
subject to all rights, easements, restrictions, conditions, covenants and
reservations contained in said Declaration the same as though the pro-
visions of said Declaration were recited and stipulated at length hereinafter
general real estate taxes for 1974 and subsequent years; and any existing
lease to the premises conveyed hereby.



UNIT No. 7 H as delineated on the survey plat of that
certain parcel of real estate in the East 1/2 of the North West 1/4
of Section 28, Township 40 North, Range 14 East of the Third
Principal Meridian, which survey is attached as Exhibit "A" to Declaration
of Condominium made by American National Bank and Trust Company of Chicago,
as Trustee, under Trust Agreement dated March 1, 1974, and known as
Trust No. 32842, recorded in the Office of the Recorder of Cook County,
Illinois, as Document No. 22844947, together
with an undivided 688 1/2 interest in the Common Elements of
property, as set forth in said Declaration of Condominium aforesaid
TOGETHER with the easements, tenements and appurtenances therewith
belonging,