

UNOFFICIAL COPY

89599663

THIS INSTRUMENT made
between Donald A. Byzynski and Debra L. Byzynski,
his wife
8525 South Melvina, Burbank, Illinois 60459
Burbank State Bank
5440 West 87th Street, Burbank, Illinois

The Above Space For Recorder's Use Only

December 2, 1989
Thirteen Thousand One Hundred Ninety-five and 20/100ths
December 2, 1989
Two Hundred Ninety and 92/100ths
January 90 Two Hundred Ninety and 92/100ths
December 93

Property of Cook County Clerk's Office

Burbank State Bank, 5440 W. 87th Street, Burbank, IL 60459
City of Burbank COOK COUNTY ILLINOIS

Lot 129 in J. Herbert Cline's 37th Street Homesites First Addition, a Resubdivision of Lots 81 to 86, both inclusive, in J. Herbert Cline's 37th Street Homesites, a subdivision in the South 1/2 of the East 1/2 of the Southeast 1/4 of Section 32, Township 38 North, Range 13, East of the Third Principal Meridian, according to the plat thereof of J. Herbert Cline's 37th Street Homesites First Addition aforesaid recorded October 17, 1947 as Document Number 1417-066, in Cook County, Illinois.*****

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19 32 311-806
8525 South Melvina, Burbank, Illinois 60459
Donald A. Byzynski and Debra L. Byzynski, his wife

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 hereby are made a part hereof of the same, as though they were here set out in full and shall be binding on the signatories, their heirs, successors and assigns.

Donald A. Byzynski
Debra L. Byzynski

COOK COUNTY ILLINOIS
DONNERED BY CERTIFY
Donald A. Byzynski and Debra L. Byzynski, his wife

their

2nd December 89
Jean L. Iwema, Assistant Vice President, Burbank State Bank, Burbank,
Burbank State Bank
5440 West 87th Street, Burbank, Illinois 60459

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12-89

THE FOLLOWING ARE THE COVENANTS, CONDITIONS AND PROVISIONS REFERRED TO ON PAGE ONE OF THIS TRUST DEED) AND WHICH FORM A PART OF THE TRUST DEED FROM WHICH THESE TERMS BEGINS:

UNOFFICIAL COPY

1. Mortgagors shall (1) keep said premises in good condition and repair, without cost, (2) promptly repair, restore, or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or be destroyed, (3) keep said premises free from mechanic's liens or liens in favor of the United States or other liens or claims for lien not expressly subordinated to the lien hereof, (4) pay when due any indebtedness which may be secured by a lien or 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, (5) complete within a reasonable time any building or buildings now or at any time in process of erection upon said premises, (6) comply with all requirements of law or municipal ordinances with respect to the premises and the use thereof, (7) make no material alterations in said premises except as required by law or municipal ordinance or as previously consented to in writing by the Trustee or holders of the note.

2. 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 the original or 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.

3. Mortgagors shall keep all buildings and improvements now or hereafter situated on said premises insured against loss or damage by fire, lightning and windstorm under policies providing for payment 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 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.

4. In case of default therein, Trustee or the holders of the note may, but need not, make any payment or perform any act hereinbefore required of Mortgagors in any form and manner deemed expedient, and may, but need not, make full or partial payments of principal or interest on prior encumbrances, if any, and purchase, discharge, compromise or settle any tax lien or other lien or claim thereon, or claim thereof, or redeem from any tax sale or forfeiture affecting said premises or contest any tax or assessment. All moneys paid for or in respect of the purposes herein authorized and all expenses paid or incurred in connection therewith, including reasonable attorney's fees and disbursements, shall be 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 rate of ~~one~~ **one** percent per annum. Inaction 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. *12.50*

5. 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 thereof.

6. Mortgagors shall pay each item of indebtedness herein mentioned, both principal and interest, when due according to the terms hereof. At the election of the holders of the principal note, and without notice to Mortgagors, all unpaid principal and interest secured by this Trust Deed shall, notwithstanding anything in the principal note or in this Trust Deed to the contrary, become due and payable when default shall occur in payment of principal or interest, or in case default shall occur and continue for three days in the performance of any other agreement of the Mortgagors herein contained.

7. When the indebtedness hereby secured shall become due whether by the terms of the note described on page one or by acceleration or otherwise, holders of the note or Trustee shall have the right to foreclose the lien hereof and also shall have all other rights provided by the laws of Illinois for the enforcement of a mortgage debt. In any suit to foreclose the lien hereof they shall be allowed and included as additional indebtedness in the decree for sale 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, Trustee's fees, appraiser's fees, outlays for documentary and expert evidence, photographers' charges, publication costs and costs (which may be estimated as to items to be expended) for entry of the decree of foreclosure, including abstracts of title, title searches and examinations, guarantee policies, Torrens certificates, and similar data and assurances 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 holders of any sale which may be had pursuant to such decree the true condition of the title to or the value of the premises. In addition, 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 rate of ~~one~~ **one** percent per annum, when paid or incurred by Trustee or holders of the note in connection with (a) any action, suit or proceeding, including but not limited to probate and bankruptcy proceedings, to which either of them shall be a party, either as plaintiff 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 a demand of suit right to foreclose, whether or not actually commenced, or (c) preparations for the defense of any threatened suit or proceeding, which in any of the foregoing cases the security hereof, whether or not actually commenced. *12.50*

8. 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 evidenced by the note hereby secured, with interest thereon as herein provided; third, all principal and interest remaining; and fourth, any surplus to Mortgagors, their heirs, legal representatives or assigns as their rights may appear.

9. Upon or at any time after the filing of a complaint to foreclose this Trust Deed, the Court in which such complaint 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 for redemption, whether there be redemption or not, as well as during any further time 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 or part thereof. 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.

10. No action for the enforcement of the lien of this Trust Deed 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.

11. 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.

12. Trustee has no duty to examine the title, location, existence or location of the premises hereon. Liability is not delegated to record this Trust Deed or to exercise any power herein given unless expressly obligated by the terms hereof, nor shall Trustee be liable for acts or omissions hereunder, except in case of his own gross negligence or misconduct or that of the agents or employees of Trustee, and he shall require indemnities satisfactory to him before exercising any power herein given.

13. 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 to and at the request of any person who shall either before or after maturity thereof, produce and exhibit to Trustee the principal note representing that all indebtedness hereby secured has been paid, which representation Trustee may accept as true without inquiry. Where a release is requested of a successor trustee, such successor trustee may accept as the genuine note herein described any note which has been assigned to him, and which purports to be executed by a prior trustee hereunder or which conforms in substance with the original note, and which purports to be executed by the persons herein designated as the assignors of the principal note, and he has never executed a certificate on any instrument identifying same as the principal note, and which purports to be executed by the principal note herein described any note which may be presented and which purports to be executed by the persons herein designated as the assignors of the principal note and which purports to be executed by the persons herein designated as the assignors of the principal note.

14. Trustee may resign by instrument in writing filed in the office of the Recorder of Deeds of the County of DuPage, Illinois, and such resignation shall be recorded or filed. In case of the death, resignation, inability or withdrawal of Trustee, the Bank and Trust Co. shall be first Successor in Trust and in the event of his or its death, resignation, inability or withdrawal, the Recorder of Deeds of the county in which the premises are situated shall be second Successor in Trust. A Successor in Trust shall have all the powers and authority as are herein given Trustee, and any Trustee or successor shall be bound to exercise the same until relieved therefrom by the court.

15. This Trust Deed and all provisions hereof shall extend to and be binding upon Mortgagors, their heirs, personal representatives, assigns, and through Mortgagors, and the word "Mortgagors" when used herein shall include all such persons, and the provisions of this Trust Deed shall be for the payment of the indebtedness of any part thereof, whether or not such persons are named herein as parties to this Trust Deed.

IMPORTANT
FOR THE PROTECTION OF BOTH THE BORROWER AND LENDER, THE NOTE SECURED BY THIS TRUST DEED SHOULD BE IDENTIFIED BY THE TRUSTEE, BEFORE THE TRUST DEED IS FILED FOR RECORD

The Installment Statement attached with this Trust Deed has been recorded hereunder Identification No. 1226
BURBANK STATE BANK
Trustee
Joan E. Iweria, Assistant Vice President

copy 12/15/53