



UNOFFICIAL COPY

on prior encumbrances, if any, and purchase... of any right or interest in the premises...

3. The Trustee or the holders of note hereby secured making any payment here by authorized relating to from the appropriate public office without inquiry into the accuracy of such bill, statement or estimate...

4. When the indebtedness hereby secured shall become due whether by acceleration or otherwise, holder foreclose the lien hereof, there shall be allowed and included as additional indebtedness in the decree...

5. The proceeds of any foreclosure sale of the premises shall be distributed and applied in the following order: first, to the payment of all taxes and assessments...

6. Upon, or at any time after the filing of a bill to foreclose this lien, the court in which such bill is filed or after sale, without notice, without regard to the deficiency or sufficiency at the time of application...

7. Trustee or the holders of the note shall have the right to inspect the premises at all reasonable times and to cause the same to be appraised...

8. Trustee has no duty to determine the title, location, existence or condition of the premises, or to make any surveys or plat maps thereon, except in case of the gross negligence or fraud and willfulness of the agent executing any power herein given.

9. Trustee shall release this trust deed and the lien hereof by proper instrument upon presentation of said note and Trustee may execute and deliver a release hereof and at the request of any person who shall either hold all the indebtedness hereby secured has been paid...

10. Trustee may assign by instrument in writing filed in the office of the Recorder of Deeds of this State, its title, powers and authority as are herein given Trustee, and any of its successors shall be entitled to exercise the same...

12. HOWEVER, IF ALL OR ANY PART OF THE PROPERTY IS SOLD OR TRANSFERRED WITHOUT LENDER'S PRIOR WRITTEN CONSENT, LENDER MAY DECLARE THE ENTIRE LOAN BALANCE TO BE IMMEDIATELY DUE AND PAYABLE AND AFTER 30 DAYS BORROWERS CAN BECOME LIABLE FOR EXPENSES OF FORECLOSURE INCLUDING COURT COSTS AND REASONABLE ATTORNEY'S FEES.

THIS TRUST DEED is executed by the undersigned as Trustee of the Brookfield Federal Bank for Savings and is vested in it as such Trustee (and said bank)...

IN WITNESS WHEREOF, Brookfield Federal Bank for Savings, a corporation organized under the laws of the State of Illinois, has caused its President, and its corporate seal, to be hereunto affixed and signed by its Vice-President, and its corporate seal, to be hereunto affixed and signed by its Secretary...

STATE OF ILLINOIS / COUNTY OF COOK / 89326398

I, the undersigned, Charles Pappas, do hereby certify that the above named Vice-President and Secretary are the persons who actually signed the foregoing instrument as such Vice-President and Secretary respectively, appeared before me and executed the same as the free and voluntary act of said company for the uses and purposes therein set forth, and the said Secretary is the free and voluntary act of said company, as custodian of the corporate seal of said company, caused the said Vice-President and Secretary to be hereunto affixed and signed by the free and voluntary act of said company for the uses and purposes therein set forth.

Given under my hand and official seal this 10th day of July 1989. [Signature] Notary Public

IMPORTANT FOR THE PROTECTION OF BOTH THE BORROWER AND LENDER, THE NOTES 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. BY TRUSTEE