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MORTGAGE

[Conventional Financing]

2002-04-01 16:37:12
Cook County Recorder 27.50

Mortgagor: LaSalle Bank, ^{National Association} N.A., as Trustee w/t/n 128985 pursuant to Trust Agreement dated March 8, 2002, doing business at 135 South LaSalle Street, Chicago, Illinois 60603



Mortgagee: Greenspan Investment and Management Company, as Investment Manager
7120 North Sheridan Road, Ste. 312
Chicago, IL 60626

DATED this 8th day of March, 2002

Above Space for Recorder's Use Only

National Association

FOR VALUE RECEIVED, the Mortgagor, LaSalle Bank, N.A., NOT INDIVIDUALLY BUT ONLY as Trustee under Trust Number 128985 pursuant to Trust Agreement dated March 8, 2002, doing business at 135 South LaSalle Street, Chicago, Illinois 60603, and the beneficiary(ies) thereof promises to pay Mortgagee, Greenspan Investment and Management Company, as Investment Manager at 7120 North Sheridan Road, Ste. 312, Chicago, IL 60626 at such other place as Mortgagee may designate in writing from time to time, the principal sum of ONE HUNDRED TEN THOUSAND DOLLARS AND NO CENTS (\$110,000.00) AND THE ACCRUED INTEREST THEREON shall be payable by installment payments in accordance with the corresponding Balloon Note dated March 8, 2002 until the entire outstanding principal balance and accrued unpaid interest due thereon is fully paid; interest shall be calculated on a sliding interest rate beginning in the form of a Flat Fee equivalent to an interest rate of TWENTY-ONE PERCENT (21%) and after the first two (2) months following the Loan Date, the interest rate thereafter, shall be increased to an interest rate of TWENTY-SIX PERCENT (26%) per annum for any funds advanced Borrower in excess of the initial FORTY-THREE THOUSAND DOLLARS AND NO CENTS (\$43,000.00) loaned to Borrower pursuant to and upon execution of this Balloon Note payable in one lump sum on March 26, 2002 (hereinafter referred to as the "Maturity Date"),

If Default occurs under this Mortgage or any other collateral documents, Interest shall be increased to the daily rate of three percent (3%) of the amount in default in excess of the interest rate in effect on the date of Default, which interest rate shall remain in effect until the Default has been cured. Interest on this Mortgage shall be computed based upon a calendar day and shall continue when payment(s) are submitted by instruments representing funds not immediately available and until such funds are, in fact, collected. If any payment made hereunder becomes due and payable on a Saturday, Sunday or legal holiday under the laws of the State of Illinois, the due date shall be extended to the next succeeding business day, and interest shall be payable at the rate herein specified during such extension. To secure the indebtedness made by Mortgagor pursuant to this Mortgage, the Mortgagor hereby pledges or grants or agrees to cause to be pledged or granted, to Mortgagee a continuing security interest in the following described Real Estate, in Cook County, Illinois, commonly known as 6121 South Peoria Street, Chicago, Illinois 60621, and legally described as:

THE NORTH 25 FEET OF LOT "A" IN JOHN THILMONT'S SUBDIVISION OF PARTS OF LOTS 3 AND 4 IN CROCKER'S SUBDIVISION OF THE EAST ½ OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 20-17-422-008-0000

All improvements now or hereafter erected on the aforesaid legally described property, and all easements, appurtenance, and fixtures, replacements and additions now or hereafter made thereto shall also be covered by this Mortgage (hereinafter referred to as the "Collateral"). Mortgagor hereby irrevocably appoints Mortgagee as Attorney-in-Fact to execute on behalf of Mortgagor any and all financing statements, amendments thereto, continuation statements, as well as documents of assignment, or any other document necessary to perfect a security interest in the Collateral granted hereby or any Collateral separately pledged to secure this Note. If any financing statement, amendment thereto, continuation statement, or documents of assignment, or any other document

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necessary to perfect Mortgagee's security interest in the Collateral, appear to Mortgagee to require Mortgagor's signature, Mortgagor agrees to sign such documents within three business days from the date of notification by Mortgagee that such documents must be signed. Mortgagee is authorized to execute and file on behalf of Mortgagor such documents when, where, and as often as Mortgagee shall deem necessary.

The Mortgagor understands that Mortgagee shall have no duty or obligation to look to or realize upon the Collateral for payment, or to protect, preserve or care for the Collateral in any manner whatsoever. The acceptance by Mortgagee of the Collateral as security for the indebtedness hereunder, or any failure, neglect or omission on the part of the part of Mortgagee to realize upon or to protect, preserve or care for any Collateral shall not in any way affect or discharge the obligation of Mortgagee for the payment of the indebtedness hereunder.

The Mortgagee hereby agrees that Mortgagee has the absolute right from time to time to demand additional Collateral from Mortgagor of such kind and value as will be satisfactory security to Mortgagee for the payment of all indebtedness hereunder. Upon Mortgagor payment in full to Mortgagee of the principal, accrued and unpaid interest as well as any and all default interest payments, if any Mortgagee shall surrender an original duly executed General Release of this Money Mortgage to Mortgagor - marked CANCELED.

In addition to all of the other rights possessed by Mortgagee, whether before or after any of the indebtedness hereunder have become due and payable, Mortgagee may:

- (a) Transfer all or any part of the Collateral into the name of Mortgagee or his nominee, with or without disclosing that the Collateral is subject to the lien and security interest granted hereunder;
- (b) Notify some or all parties obligated on any of the Collateral to make payment to Mortgagee of any amounts due or to become due hereunder;
- (c) Enforce collection of any of the Collateral by suit or otherwise, or surrender, release or exchange all or any part of the Collateral, or compromised, extend or renew for any period (whether or not longer than the original period) any indebtedness evidenced thereby;
- (d) Take control of any or all proceeds of the Collateral;
- (e) Exercise such additional rights and powers, if any, with respect to any security for or guaranty of any of the indebtedness hereunder, as may be provided in this Mortgage or in any written instrument which is in addition to this Mortgage.

If any notification of intended disposition of any Collateral is required by law, such notification shall be deemed reasonably and properly given if mailed at least five (5) days before such intended disposition. Any such notification shall be transmitted to Mortgagor at the first address shown above, by ordinary mail, with postage prepaid, or at such other address subsequently designated by Mortgagor in writing. Notification shall not be necessary if the Collateral is perishable or threatens to decline specifically in value, or is of a type customarily sold in a recognized market. Any proceeds derived from the disposition of any of the Collateral may be applied by Mortgagee, in its sole discretion, to the payment of all expenses incurred by Mortgagee in connection with the disposition of the Collateral, and any balance of such proceeds may be applied by Mortgagee to the payment of the indebtedness hereunder, in such application as Mortgagee may from time to time elect. If there is more than one Mortgagor, Mortgagee shall pay any surplus proceeds to any one or more of the Mortgagors as Mortgagee may determine. The Mortgagor hereby release and does agree to indemnify, defend and hold Mortgagee harmless from any and all claims, causes of action, and liabilities relating to any action of Mortgagee in dealing with the Collateral, or any claim by, against, between or among the Mortgagor arising out of or in connection with any of the indebtedness hereunder.

During the existence of this Mortgage, Mortgagor shall (1) keep the Collateral in good condition of repair, without waste, and promptly repair, restore or rebuild any buildings or improvements now or hereafter on the Collateral which may become damaged or destroyed; (2) comply with all requirements of law or municipal ordinances with respect to the Collateral and the use thereof; (3) refrain from making material or major alterations in said Collateral, except as required by law or municipal ordinances, or except with consent of Mortgagee; and (4) pay, before any penalty attaches, all general taxes, special assessments, water charges, sewer service charges and any other charges against the premises when due.

Mortgagor shall not suffer or permit any mechanic's lien or other lien to attach to, or be against the Collateral, which is or may be superior to the rights of Mortgagee. To this end, each and every contract for repairs and improvements on the Collateral, or any part thereof, shall contain an express, full and complete waiver and release of any and all liens or claims of lien against the property herein agreed to be conveyed, and no contract or agreement, oral or written, shall be executed by the Mortgagor for repairs or improvements upon the Collateral, except the same contain such express waiver or release of lien upon the part of the party contracting, and a copy of each and every such contract and of the plans and specifications for such repairs and improvements shall be promptly delivered to and

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may be retained by Mortgagee for the benefit of the parties hereto. No extension, change, modification or amendment to or of this instrument of any kind whatsoever shall be made or claimed by Mortgagor, and no notice of any extension, change, modification or amendment, made or claimed by the Mortgagor, shall have any force or effect whatsoever except the same shall be by an instrument in writing signed by the parties hereto.

Upon Default, this Mortgage and the indebtedness hereunder shall become immediately due and payable. Further, in case of the failure of the Mortgagee to make any of the payments, or any part thereof, or perform any of the covenants hereof on Mortgagor's part hereby made and entered into, this Mortgage shall, at the option of Mortgagee, be terminated with FIFTEEN (15) days advance written notice to Mortgagor; and if Mortgagor fails to make any such unpaid payments, the Mortgagor shall forfeit all payments made on the subject Balloon Note and this Mortgage; and such payments may be retained by Mortgagee in full satisfaction and as liquidated damages sustained by Mortgagee, and in such event Mortgagee shall have the right to re-enter and take possession of the premises aforesaid.

In the event this Agreement shall be forfeited by Mortgagee on account of any default, breach or violation by the Mortgagor in any of the provisions thereof, this fact shall be conclusively determined by the filing by the Mortgagee a written declaration of termination or forfeiture hereof, in the Record's Office of said County. Any and all improvements made on the Collateral, and all fixtures placed therein, shall become and remain a part thereof without liability or obligation of Mortgagee to account to the Mortgagor therefor, or for any part thereof.

The Mortgagor shall pay to Mortgagee all costs and expenses, including attorneys' fees, incurred by Mortgagee in any action or proceeding to which Mortgagee may be made a party by reason of being a party to this Mortgage, and the Mortgagor will pay to the Mortgagee all costs and expenses, including attorneys' fees incurred by Mortgagee in enforcing any of the covenants and provisions of this Mortgage and incurred in any action brought by Mortgagee against the Mortgagor on account of the provisions hereof, and all such costs, expenses and attorneys' fees may be included in and form a part of any judgment entered in any proceeding brought by Mortgagee against the Mortgagor on or under this Mortgage.

The remedy of termination or forfeiture herein given to the Mortgagee shall not be exclusive of any other remedy, but Mortgagee, in case of default or breach, or for any reason herein contained, have every other remedy given under this Mortgage and by law or equity, and shall have the right to maintain and prosecute any and every such remedy, contemporaneously or otherwise, with the exercise of the right of termination or forfeiture, or any other right herein given.

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The covenants and agreements herein contained, shall extend to and be obligatory upon the heirs, executors, administrators, successors and assigns of the respective parties.

IN WITNESS WHEREOF, the Mortgagor hereto has set its hands and seals this 8th day of March, 2002.

LaSalle Bank, National Association and not personally

Trustee's Exoneration under attached hereto and made a part thereof.

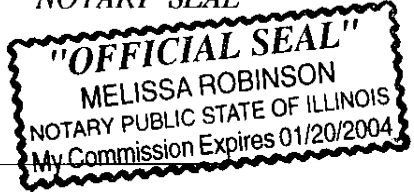
Kathleen Shields
Signature of Mortgagor's Trustee on behalf of its subject beneficiary

State of Illinois)
County of Cook) ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, Do Hereby Certify that above signed Mortgagor, LaSalle Bank, N.A., NOT INDIVIDUALLY BUT ONLY on behalf of its beneficiary(ies) under Land Trust Number 128985 and pursuant to the Trust Agreement dated, March 8, 2002, has signed, sealed and delivered this instrument in its duly authorized capacity as the aforesaid Trustee, and NOT individually for the uses and purposes therein set forth.

Given under my hand and official seal this 20th day of March, 2002:

NOTARY SEAL



Melissa Robinson
Notary Public

Commission Expires: _____

This instrument was prepared by Lawyers' Services, P.C., 910 South Michigan Avenue, Suite 1113, Chicago, IL 60605

Mail To: Attention: Ms. Regina Milsap, Greenspan Investment and Management Company, 7120 North Sheridan Road, Suite. 312, Chicago, IL 60626

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RIDER ATTACHED TO AND MADE A PART OF DOCUMENT DATED
3-26-02 UNDER TRUST NO. 128985

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This instrument is executed by LaSalle Bank National Association, not personally but solely as trustee, as aforesaid, in the exercise of the power and authority conferred upon and vested in it as such trustee. All the terms, provisions, stipulations, covenants and conditions to be performed by **LASALLE BANK NATIONAL ASSOCIATION**, are undertaken by it solely as trustee, as aforesaid, and not individually and all statements herein made are made on information and belief and are to be construed accordingly, and no personal liability shall be asserted or be enforceable against **LASALLE BANK NATIONAL ASSOCIATION**, by reason of any of the terms, provisions, stipulations, covenants and/or statements contained in this instrument.

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