

UNOFFICIAL COPY

03022459

Mortgage

Loan No.

23-EL

74-84-1890

(Corporate Trustee, Form)

THIS INDENTURE WITNESSETH: That the undersigned FIRST NATIONAL BANK OF EVERGREEN PARK, A CORPORATION OF THE UNITED STATES OF AMERICA not personally but as Trustee under the provisions of a Deed or Deeds in trust duly recorded and delivered to the undersigned in pursuance of a Trust Agreement dated DECEMBER 4, 1992 and known as trust number 12821, hereinafter referred to as the Mortgagor, does hereby Mortgage and Warrant to

FIRST NATIONAL BANK OF JOLIET

a corporation organized and existing under the laws of the STATE OF ILLINOIS THE UNITED STATES OF AMERICA hereinafter referred to as the Mortgagee, the following real estate in the County of COOK in the State of ILLINOIS, to wit:

LOT 219 IN CRYSTAL TREE, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. P.T.N. 27-05-201-022, VOLUME NO. 146 COMMONLY KNOWN AS: 108th AVENUE AND 143RD STREET, ORLAND PARK, IL.

Together with all buildings, improvements, fixtures or appurtenances now or hereafter erected thereon or placed therein, including all apparatus, equipment, fixtures, or articles, whether in single or centrally controlled, used to supply heat, gas, air conditioning, water, light, power, refrigeration, ventilation or other services, and any other thing now or hereafter therein or thereon, the furnishing of which by lessors to lessees is customary or appropriate, including screens, window shades, storm doors and windows, floor coverings, screen doors, in-slab beds, awnings, stoves and water heaters (all of which are intended to be and are hereby declared to be a part of said real estate whether physically attached thereto or not); and also together with all easements and the rents, issues and profits of said premises which are hereby pledged, assigned, transferred and set over unto the Mortgagee, whether now due or hereafter to become due as provided herein. The Mortgagee is hereby subrogated to the rights of all mortgagees, lienholders and owners paid off by the proceeds of the loan hereby secured.

TO HAVE AND TO HOLD the said property, with said buildings, improvements, fixtures, appurtenances, apparatus and equipment, and with all the rights and privileges thereto belonging, unto said Mortgagee forever, for the uses herein set forth, free from all rights and benefits under the Homestead, exemption and valuation laws of any state, which said rights and benefits said Mortgagor does hereby release and waive.

TO SECURE

(1) the payment of a Note executed by the Mortgagor to the order of the Mortgagee bearing even date herewith in the principal sum of

SEVEN HUNDRED FIFTY THOUSAND AND NO/100THS***** Dollars AS FOLLOWS (\$ 750,000.00), which Note, together with interest thereon as therein provided, is payable to the order of the Mortgagee

THE PRINCIPAL BALANCE AND ACCURED INTEREST DUE ON MAY 31, 1994 Dollars

NOT IN EXCESS OF PRINCIPAL

(2) any advances made by the Mortgagee to the Mortgagor, or its successor in title, for any purpose, at any time before the release and cancellation of this Mortgage, but at no time shall this Mortgage secure advances on account of said Note together with such additional advances, in a sum in excess of the principal sum of the Note, provided that, nothing herein contained shall be considered as limiting the amounts that shall be secured hereby when advanced to protect the security or in accordance with covenants contained in the Mortgage.

(3) the performance of all of the covenants and obligations of the Mortgagor to the Mortgagee as contained herein and in said Note. THIS MORTGAGE COVERS ANY RENEWALS OR EXTENSIONS OF THE FOREMENTIONED NOTE THE MORTGAGOR COVENANTS: SEE REVERSE FOR ADDITIONAL PROVISIONS

A. (1) To pay said indebtedness and the interest thereon as herein and in said note provided, or according to any agreement extending the time of payment thereof; (2) To pay when due and before any penalty attaches thereto all taxes, special taxes, special assessments, water charges, and sewer service charges against said property (including those heretofore due), and to furnish Mortgagee, upon request, duplicate receipts therefor, and all such items extended against said property shall be conclusively deemed valid for the purpose of this requirement; (3) To keep the improvements now or hereafter upon said premises insured against damage by fire, and such other hazards as the Mortgagee may require to be insured against, and to provide public liability insurance and such other insurance as the Mortgagee may require, until said indebtedness is fully paid, or in case of foreclosure, until expiration of the period of redemption, for the full insurable value thereof, in such companies, through such agents or brokers, and in such form as shall be satisfactory to the Mortgagee; such insurance policies shall remain with the Mortgagee during said period or periods, and contain the usual clause satisfactory to the Mortgagee making them payable to the Mortgagee; and in case of foreclosure sale payable to the owner of the certificate of sale, owner of any tenancy, any receiver or redemptioner, or any trustee in a Master's or Commissioner's deed; and in case of loss under such policies, the Mortgagee is authorized to adjust, collect and compromise, in its discretion, all claims thereunder and to execute and deliver on behalf of the Mortgagor all necessary proofs of loss, receipts, vouchers, releases and acquittances required to be signed by the insurance companies, and the Mortgagor agrees to sign, upon demand, all receipts, vouchers and releases required of him to be signed by the Mortgagee for such purpose, and the Mortgagee is authorized to apply the proceeds of any insurance claim to the restoration of the property or upon the indebtedness hereby secured in its discretion, but monthly payments shall continue until said indebtedness is paid in full; (4) Immediately after destruction or damage, to commence and promptly complete the rebuilding or restoration of buildings and improvements now or hereafter on said premises, unless Mortgagee elects to apply on the indebtedness secured hereby the proceeds of any insurance covering such destruction or damage; (5) To keep said premises in good condition and repair, without waste, and free from any mechanic's or other lien or claim of lien not expressly subordinated to the lien hereof; (6) Not to make, suffer or permit any unlawful use of or any nuisance to exist on said property nor to diminish nor impair its value by any act or omission to act; (7) To comply with all requirements of law with respect to mortgaged premises and the use thereof; (8) Not to make, suffer or permit, without the written permission of the Mortgagee being first had and obtained, (a) any use of the property for any purpose other than that for which it is now used, (b) any alterations of the improvements, apparatus, appurtenances, equipment, fixtures or appurtenances, or (c) any improvements or additions on conditional sale, lease or agreement under which title is reserved in the vendor, of any apparatus, fixtures or equipment to be placed in or upon any buildings or improvements on said property.

B. In order to provide for the payment of taxes, assessments, insurance premiums, and other annual charges upon the property securing this indebtedness, and other insurance required or accepted, the undersigned promises to pay monthly to the Mortgagee, in addition to the above payments, a sum estimated to be equivalent to one-twelfth of such items, which payments may, at the option of the Mortgagee, (a) be held by it and commingled with other such funds or its own funds for the payment of such items; (b) be carried in a savings account and withdrawn by it to pay such items; or (c) be credited to the unpaid balance of said indebtedness as received, provided that the Mortgagee advances upon its obligation sums sufficient to pay said items as the same accrue and become payable. If the amount estimated to be sufficient to pay said items is not sufficient, the undersigned promises to pay the difference upon demand. If such sums are held or carried in a savings account, the same are hereby pledged to further secure this indebtedness. The Mortgagee is authorized to pay said items as charged or billed without further inquiry.

C. This mortgage contract provides for additional advances which may be made at the option of the Mortgagee and secured by this mortgage, and it is agreed that in the event of such advances the amount thereof may be added to the mortgage debt and shall increase the unpaid balance of the note hereby secured by the amount of such advance and shall be a part of said note indebtedness under all of the terms of said note and this contract as fully as if a new such note and contract were executed and delivered. An Additional Advance Agreement may be given and accepted for such advances and provision may be made for different monthly payments and a different interest rate and other express modifications of the contract, but in all other respects this contract shall remain in full force and effect as to said indebtedness, including all advances.

D. That in case of failure to perform any of the covenants herein, Mortgagee may do on Mortgagor's behalf everything so covenanted; that said Mortgagee may also do any act it may deem necessary to protect the lien hereof; that Mortgagor will repay upon demand any moneys paid or disbursed by Mortgagee for any of the above purposes and such moneys together with interest thereon at the highest rate for which it is then lawful to contract shall become so much additional indebtedness secured by this mortgage with the same priority as the original indebtedness and may be included in any decree foreclosing this mortgage and be paid out of the rents or proceeds of sale of said premises if not otherwise paid; that it shall not be obligatory upon the Mortgagee to inquire into the validity of any lien, encumbrance or claim in advancing moneys as above authorized herein, and that the Mortgagee shall not incur any personal liability because of anything it may do or omit to do hereunder;

E. That it is the intent hereof to secure payment of said note and obligation whether the entire amount shall have been advanced to the Mortgagor at the date hereof, or at a later date, and to secure any other amount or amounts that may be added to the mortgage indebtedness under the terms of this mortgage contract;

F. That in the event the ownership of said property or any part thereof becomes vested in a person other than the Mortgagor, the Mortgagee may, without notice to the Mortgagor, deal with such successor or successors in interest with reference to this mortgage and the debt hereby secured in the same manner as with the Mortgagor, and may forebear to sue or may extend time for payment of the debt, secured hereby, without discharging or in any way affecting the liability of the Mortgagor hereunder or upon the debt secured;

G. That time is of the essence hereof and if default be made in performance of any covenant herein contained or in making any payment under said note or obligation or any extension or renewal thereof, or if proceedings be instituted to enforce any other lien or charge upon any of said property, or upon the filing of a proceeding in bankruptcy by or against the Mortgagor, or if the Mortgagor shall make an assignment for the benefit of his creditors or if his property be placed under control of or in custody of any court, or if the Mortgagor abandon any of said property, then and in any of said events, the Mortgagee is hereby authorized and empowered, at its option and without affecting the lien hereby created or the priority of said lien or any right of the Mortgagee hereunder, to declare without notice, all sums secured hereby immediately due and payable, whether or not such default be remedied by the Mortgagor, and apply toward the payment of said mortgage indebtedness the indebtedness of the Mortgagor to the Mortgagee, and said Mortgagee may also immediately proceed to foreclose this mortgage, and in any foreclosure a sale may be made of the premises en masse without offering the several parts separately;

Box 333

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1993 DEC 14 PM 12:44

78 N. CHICAGO ST
JOLIET, IL, 60431

RETURN TO AND PREPARED BY: MORTGAGE BANK OF ILLINOIS
FIRST NATIONAL BANK OF JOLIET FOR RECORD

DUE AND PAYABLE.

TO DECLARE THE ENTIRE INDEBTEDNESS SECURED HEREBY
THE RIGHT AT ITS OPTION, AT ANY TIME THEREAFTER
HOLDER OR OWNER OF THE INDEBTEDNESS RESERVES

BY VOLUNTARY OR JUDICIAL SALE OR OTHERWISE, THE
CONTRACTED TO BE SOLD OR OTHERWISE TRANSFERRED, (OR BE

IF ALL OR ANY PART OF THE PROPERTY HEREIN DESCRIBED
SHOULD BE SOLD OR OTHERWISE TRANSFERRED (OR BE

"OFFICIAL SEAL"
DEBORAH W. NAVARETTE
Notary Public, State of Illinois
My Commission Expires 10/16/95

Standard Mortgage for Corporate Trustee under Land Trust
MORTGAGE ACCOUNTING DIVISION

GIVEN under my hand and Notarial Seal, this 6th day of December, A.D. 1993
I, Joseph C. Fanello, Notary Public

IN WITNESS WHEREOF, the undersigned corporate seal to be hereunto affixed and attested by its Assistant
Trust Officer, and its corporate seal to be hereunto affixed and attested by its Assistant

Trust Officer, appeared before me this day in person and severally acknowledged that as such Trust Officer
and Assistant Trust Officer, they signed and delivered the said instrument as Senator Vice President and Trust Officer
of said corporation and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given
by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said
corporation, for the uses and purposes therein set forth.

and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT
I, Joseph C. Fanello, a Notary Public in
and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT

STATE OF ILLINOIS
COUNTY OF COOK
I, Joseph C. Fanello,
Notary Public in
and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT

ATTEST: Deborah W. Navarette
Assistant Trust Officer
First National Bank of Evergreen Park
As Trustee as aforesaid and not personally
A.D. 1993 6th day of December

IN WITNESS WHEREOF, the undersigned corporate seal to be hereunto affixed and attested by its Assistant
Trust Officer, and its corporate seal to be hereunto affixed and attested by its Assistant

Trust Officer, appeared before me this day in person and severally acknowledged that as such Trust Officer
and Assistant Trust Officer, they signed and delivered the said instrument as Senator Vice President and Trust Officer
of said corporation and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given
by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said
corporation, for the uses and purposes therein set forth.

Section 1. This mortgage is executed by the undersigned not personally but as Trustee as aforesaid, has caused these presents to
be signed by its Senator Vice President and Trust Officer, and its corporate seal to be hereunto affixed and attested by its Assistant
Trust Officer, and its corporate seal to be hereunto affixed and attested by its Assistant Trust Officer, appeared before me this day in person and severally acknowledged that as such Trust Officer
and Assistant Trust Officer, they signed and delivered the said instrument as Senator Vice President and Trust Officer of said corporation and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given
by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Section 2. The undersigned hereby certifies that he is duly authorized to do so by the laws, regulations and custom of the State of Illinois, and that the powers herein mentioned may be exercised as often as occasions thereafter arise.

Section 3. This mortgage is executed by the undersigned not personally but as Trustee as aforesaid, has caused these presents to be signed by its Senator Vice President and Trust Officer, and its corporate seal to be hereunto affixed and attested by its Assistant Trust Officer, and its corporate seal to be hereunto affixed and attested by its Assistant Trust Officer, appeared before me this day in person and severally acknowledged that as such Trust Officer and Assistant Trust Officer, they signed and delivered the said instrument as Senator Vice President and Trust Officer of said corporation and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Section 4. The undersigned hereby certifies that he is duly authorized to do so by the laws, regulations and custom of the State of Illinois, and that the powers herein mentioned may be exercised as often as occasions thereafter arise.

Section 5. This mortgage is executed by the undersigned not personally but as Trustee as aforesaid, has caused these presents to be signed by its Senator Vice President and Trust Officer, and its corporate seal to be hereunto affixed and attested by its Assistant Trust Officer, and its corporate seal to be hereunto affixed and attested by its Assistant Trust Officer, appeared before me this day in person and severally acknowledged that as such Trust Officer and Assistant Trust Officer, they signed and delivered the said instrument as Senator Vice President and Trust Officer of said corporation and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Section 6. The undersigned hereby certifies that he is duly authorized to do so by the laws, regulations and custom of the State of Illinois, and that the powers herein mentioned may be exercised as often as occasions thereafter arise.