

# UNOFFICIAL COPY



Eugene "Gene" Moore Fee: \$38.00  
Cook County Recorder of Deeds  
Date: 07/10/2003 03:48 PM Pg: 1 of 8

FOR RECORDER'S USE ONLY

## MORTGAGE

THIS INDENTURE, made April 4<sup>th</sup>, 2003, between **Lynne Argentine**, herein referred to as "Mortgagor", and the VILLAGE OF MOUNT PROSPECT, Mortgagee, witnesseth:

THAT, WHEREAS the Mortgagor is justly indebted to the legal holder or holders of a Principal Promissory Note the legal holder or holders are referred to as Holders of the Note, in the Principal Sum of **Eight Thousand Ninety Five and 00/100 (\$8,095.00) DOLLARS**, evidenced by one (1) Promissory Note of the Mortgagor, made payable to THE ORDER OF BEARER and delivered, in and by which the Mortgagor promises to pay the principal sum according to the terms of the Promissory Note as follows:

The Note shall be payable immediately upon the occurrence of any one of the following events: (1) Death of the Premisor; (2) Sale of Mortgaged Premises; (3) Refinance of the Mortgaged Premises; or (4) Any lien being recorded against the Mortgaged Premises.

If all of the principal are not paid at maturity then there shall be liquidated damages of: five (5%) percent of the amount due per month, after maturity, and all of the principal and interest being made payable at such banking house or trust company as the holders of the notes may, from time to time, in writing appoint, and in absence of such appointment, then at the office of the Village of Mount Prospect, 100 South Emerson Street, Mount Prospect, Illinois 60056.

NOW, THEREFORE, the Mortgagor to secure the payment of the principal sum of money and the interest in accordance with the terms, provisions and limitations of this Mortgage, and the performance of the Covenants, Conditions and Provisions hereinafter set forth to be performed by the Mortgagor. Further, in consideration of the sum of One Dollar in hand paid is acknowledged, the Mortgagor does by these presents CONVEY and WARRANT unto the Mortgagee, his successors and assigns, the following described Real Estate and all of their estate, right, title and interest therein, situate, lying and being in the Village of Mount Prospect, County of Cook and State of Illinois, to wit:

MAIL TO  
RECORDER'S BOX 324 (P/B)

**UNOFFICIAL COPY**P.I.N.: 08-13-208-022-0000ADDRESS: 920 S. Owen

which, with the property hereinafter described, is referred to herein as the "premises,"

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 Mortgagor may be entitled thereto (which are pledged primarily 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 centrally controlled) and ventilation, including (without restricting the foregoing), screens, window shades, storm doors and windows, floor coverings, inador 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 mortgagor or his successors or assigns shall be considered as constituting part of the real estate.

TO HAVE AND TO HOLD the premises unto the said Mortgagee, its successors and assigns, forever, for the purposes, and upon the uses and trusts herein set forth, and for the equal security of said principal notes hereinabove described, without preference or priority of any one of said principal notes over any of the others by reason and priority of time of maturity, or of the negotiation thereof or otherwise, and free from all rights and benefits under and by virtue of the Homestead Exemption Laws of the State of Illinois, which said rights and benefits the Mortgagor does hereby expressly release and waive.

WITNESS the hand and seal of Mortgagor the day and year first afore written.

*Spain Argentina*

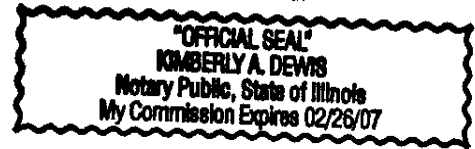
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STATE OF ILLINOIS     )  
  )SS  
COUNTY OF COOK     )

I, the undersigned, a Notary Public in and for the residing in said County, in the state aforesaid, DO HEREBY CERTIFY THAT Lynn Argentina, who is personally known to me to be the said person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed, sealed and delivered the said Instrument as his/her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 4<sup>th</sup> day of April, 2003.

Kimberly A Dewis  
NOTARY PUBLIC



Property of Cook County Clerk's Office

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## THE COVENANTS, CONDITIONS AND PROVISIONS PREVIOUSLY REFERRED TO ARE:

1. Mortgagor shall (a) promptly repair, store and rebuild any buildings or improvements now or hereafter on the premises which may become damaged or be destroyed; (b) keep said premises in good condition and repair, without waste, and free from mechanic's or other liens or claims for lien not expressly subordinated to the lien hereof; (c) 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 Mortgagee or to holders of the notes; (d) complete within a reasonable time any building or buildings now or at any time in process of erection upon said premises; (e) comply with all requirements of law or municipal ordinances with respect to the premises and the use thereof; (f) make not material alterations in said premises except as required by law or municipal ordinance.
2. Mortgagor 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 Mortgagee or holders of the notes duplicate receipts therefor. To prevent default hereunder Mortgagor shall pay in full under protest, in the manner provided by statute, any tax or assessment which Mortgagor desires to contest.
3. Mortgagor shall keep all buildings and improvements now or hereafter situated on said premises insured against loss or damage by fire, lightning or windstorm (and flood damage, where the lender is required by law to have its loan so insured) 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 notes, under insurance policies payable, in case of loss or damage, to Mortgagee for the benefit of the holders of the notes, 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 notes, 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, Mortgagee or the holders of the notes, or of any of them, may, but need not, make any payment or perform any act hereinbefore required of Mortgagor 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 prior lien or title or claim thereof, or redeem from any tax sale or forfeiture affecting said premises or contest any tax or assessment. All moneys paid for any of the purposes herein authorized and all expenses paid or incurred in connection therewith, including attorneys' fees, and any other moneys advanced by Mortgagee or the holders of the notes, or of any of them, to protect the Mortgaged premises and the lien hereof, plus

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- reasonable compensation to Mortgagee 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 a rate equivalent to the highest post maturity rate set forth in the notes securing this Mortgage, if any, otherwise the highest prematurity rate set forth therein. Inaction of the Mortgagee or holders of the notes shall never be considered as a waiver of any right accruing to them on account of any default hereunder on the part of the Mortgagor.
5. The Mortgagee or the holders of the notes 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 injury 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. Mortgagor shall pay each item of indebtedness herein mentioned, both principal and interest, when due according to the terms hereof. At the option of the holders of the principal notes, or any of them, and without notice to Mortgagor, all unpaid indebtedness secured by this Mortgage shall, notwithstanding anything in the principal notes or in this Mortgage to the contrary, become due and payable (a) immediately in the case of default in making payment of any of the principal notes, or (b) when default shall occur and continue for three days in the payment of any interest or in the performance of any other agreement of the Mortgagor herein contained.
  7. When the indebtedness hereby secured shall become due whether by acceleration or otherwise, holders of the notes, or any of them, or Mortgagee shall have the right to foreclose the lien hereof. In any suit to foreclose the lien hereof, there 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 Mortgagee or holders of the notes, or any of them, for attorneys' fees, Mortgagee's fees, appraiser's fees, outlays for documentary and expert evidence, stenographers' charges, publication costs and costs (which may be estimated as to items to be expended after entry of the decree) of procuring all such abstracts of title, title searches and examinations, guarantee policies, Torrens certificates, and similar data and assurances with respect to title as Mortgagee or holders of the notes, or any of them, may deem to be reasonably necessary either to prosecute such suit or to evidence to bidders at any sale which may be had pursuant to such decree the true condition of the title to or the value of the premises. 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 a rate equivalent to the highest post maturity rate set forth in the notes securing this Mortgage, if any, otherwise the highest prematurity rate set forth therein, when paid or incurred by Mortgagee or holders of the notes in connection with (a) any proceeding including probate and bankruptcy proceedings, to which either of them shall be a party, either as plaintiff, claimant or defendant, by reason of this Mortgage or any indebtedness hereby secured; or (b) preparations for the commencement of any suit for the

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- foreclosure hereof after accrual of such right to foreclosure whether or not actually commenced; or (c) preparations for the defense of any threatened suit or proceeding which might affect the premises or the security hereof, whether or not actually commenced.
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 principal notes with interest thereon as herein provided; third, all principal and interest remaining unpaid on principal notes; fourth, any overplus to Mortgagor, his heirs, legal representatives or assigns, as their rights may appear.
  9. Upon, or at any time after the filing of a bill to foreclose this Mortgage, 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 regard to the solvency or insolvency of the Mortgagor at the time of application for such receiver and without regard to the then value of the premises or whether the same shall be occupied as a homestead or not and the Mortgagee hereunder may be appointed as such receiver. Such receiver shall have the 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 deficiency, during the full statutory period of redemption, whether there be redemption or not, as well as during any further times when Mortgagor, 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: (a) The indebtedness secured hereby, or by any decree foreclosing this Mortgage, 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; (b) the deficiency in case of sale and deficiency.
  10. No action for the enforcement of the lien 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 notes hereby secured.
  11. Mortgagee or the holders of the notes, or of any them, shall have the right to inspect the premises at all reasonable times and access thereto shall be permitted for that purpose.
  12. Mortgagee has no duty to examine the title, location, existence, or condition of the Premises, or to inquire into the validity of the signatures or the identity capacity, or authority of the signatories on the notes or the Mortgage, nor shall the Mortgagee be obligated to record this Mortgage or to exercise any power herein given unless expressly obligated by the terms hereof, nor be liable for any acts or omissions hereunder, except in case of its own gross

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negligence or misconduct or that of the agents or employees of Mortgagee, and it may require indemnities satisfactory to it before exercising any power herein given.

13. Mortgagee shall release this Mortgage and the lien thereof by proper instrument upon presentation of satisfactory evidence that all indebtedness secured by this Mortgage has been fully paid; and Mortgagee 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 Mortgagee the principal notes, representing that all indebtedness hereby secured has been paid, which representation Mortgagee may accept as true without inquiry. Where a release is requested of a Successor Mortgagee, such Successor Mortgagee may accept as the genuine notes herein described any notes which bear an identification number purporting to be placed thereon by a prior Mortgagee hereunder or which conform in substance with the description herein contained of the principal notes and which purport to be executed by the persons herein designated as the makers thereof; and where the release is requested of the original Mortgagee and it has never placed its identification number on the principal notes described herein, it may accept as the genuine principal notes herein described any notes which may be presented and which conform in substance with the description herein contained of the principal notes and which purport to be executed by the persons herein designated as makers thereof.
14. Mortgagee may resign by instrument in writing filed in the office of the Recorder in which this instrument shall have been recorded or filed. Any Successor in Mortgage hereunder shall have the identical title, powers and authority as are herein given Mortgagee.
15. This Mortgage and all provisions hereof, shall extend to and be binding upon Mortgagor and all persons claiming under or through Mortgagor, and the word "Mortgagor" when used herein shall include all such persons and all persons liable for the payment of the indebtedness or any part thereof, whether or not such persons shall have executed the principal notes or this Mortgage.
16. Before releasing this Mortgage, Mortgagee or Successor shall receive for its services a fee as determined by its rate schedule in effect when the release deed is issued. Mortgagee or Successor shall be entitled to reasonable compensation for any other act or service performed under any provisions of this Mortgage.

The provisions of the "Trust and Trustees Act" of the State of Illinois shall be applicable to this Mortgage.

This document prepared by: Marisa Warneke, Neighborhood Planner

**AFTER RECORDING MAIL TO: Village of Mount Prospect, Mortgagee, 100 S. Emerson Street, Mount Prospect, Illinois 60056.**

PRINCIPAL NOTE

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~~\$8,095.00~~\*\*\*  
\$8,585.00 *ja*

Village of Mount Prospect  
100 S. Emerson Street  
Mount Prospect, Illinois

April 4<sup>th</sup>, 2002

FOR VALUE RECEIVED, We, jointly and severally, promise to pay to THE ORDER OF BEARER, the principal sum of **Eight Thousand and ninety-five Dollars AND 00/100** (~~\$8,095.00~~) *ja*

This Note shall be payable immediately upon the occurrence of any one of the following events: (1) Death of the Premisor; (2) Sale of Mortgaged Premises; (3) Refinance of the Mortgaged Premises; or (4) Any lien being recorded against the Mortgaged Premises.

Further, the payment of this note is secured by Mortgage, executed on the same date to the Village of Mount Prospect, on real estate in the County of Cook, Illinois. It is agreed that at the election of Mount Prospect and without notice to the obligor, the principal sum remaining unpaid, together with accrued interest, shall become at once due and payable at the place of payment in the performance of any other agreement contained in the Mortgage.

All parties jointly and severally waive presentment for payment, notice of dishonor, protest and notice of protest.

*Sydney Argente*

**DO NOT DESTROY OR LOSE THIS DOCUMENT**

**IMPORTANT!**

**THIS IS A VALUABLE DOCUMENT! WHEN FULLY PAID, THIS NOTE AND THE MORTGAGE SECURING IT MUST BE SURRENDERED TO THE PARTY OBLIGED TO MAKE THE FINAL PAYMENT.**