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Mail to: North American Title Co.

2015 S. Arlington Heights Road Arlington Heights, Illinois 60005

Doc#: 0531955009 Fee: \$32,00 Eugene "Gene" Moore

Cook County Recorder of Deeds Date: 11/15/2005 09:05 AM Pg: 1 of 5

Property of County Clerk's Office

Illinois S. & L. League, 1945 Form No. 5 - Corporate Trustee Under a Land Trust UNOFFICIAL

MORTGAGE

THIS INSTRUMENT WAS PREPARED BY MARGARET R. STACHON 6350 WEST 63rd STREET CHICAGO, ILLINOIS 60638

THIS INDENTURE WITNESSETH: That the under State Bank of Countryside, as trustee,	rsigned	
a corporation organized and existing under the laws of the_	State of	Illinois
duly recorded and delivered to the undersigned in	rustee under the provisions	of a Deed or Deeds in trust
as the Mortgagor, does hereby Mortgage and Warrant to	03-2520	, hereinafter referred to
Loomis Federal Savings and Lo		
a corporation organized and existing under the laws of the_ referred to as the Mortgages, the following and activities.	United States of Amer	rica
state, situat	ed in the County of	, neremanter
in the State of IV. of, to wit: Third Addition to Frederick H Bartlett's 63rd Resubdivision of Flock 5 and the West 1 of B1 being a subdivision of the East half of the S38 North, Range 13, Last of the Third Princips Commonly Known As: 01/1 S Natchez Ave.; Chick	uth 80 feet thereof) Street Industrial Di ocks 3 and 8 in Halls outheast quarter of S	in Block "C" in the strict, being a 'Addition to Chicago, ection 18, Township
PIN: 19-18-420-027-0000	1g0 111111015 60638-42	.13
at any time hereafter, be sold or title there or inferred by deed of contained their remaining due and unpaid under this note. Acceptance their remaining due and unpaid under this note. Acceptance thereafter at the option of the owner or holder of this note. Acceptance obligation due hereunder, by the owner or holder of this note shall be obtained the payment of the unit exprincipal bale. TogeTher with all buildings, improvements firstures or a all apparatus, equipment, fixtures, or articles, whether in single conditioning, water, light, power, refrigeration, ventilation or ot thereon the furnishing of which by lessors to lessees is curstimed down shades, storm doors and windows, floor coverings, screen in of which are declared to be a part of said real estate whether pall easements and the rents, issues and profits of said premuses use or occupancy of said property, or any part thereof, whether is now or may be hereafter existing or which may be made by the intention hereof (a) to pledge said rents, issues and profits of such pledge shall not be deemed merged in any foreclosure decrete to the Mortgagee of all such leases and agreements and all the apprenises, or any part thereof, make leases for terms deemed adverse to the Mortgagee of all such leases and agreements and all the apprenises, or any part thereof, make leases for terms deemed adverse to the mortgage of all such leases and profits regardless of equitable as it may deem proper to enforce collection thereof, estaid premises, buy furnishings and equipment therefor when it general exercise all powers ordinarily incident to absolute owners and profits regardless of the profits of the independency in the proceeds herein given, and from time to time appropriate to the lien of any other indebtedness hereby secured, as the exercise of the powers herein given, and from time to time appropriate to the lien of any other indebtedness secured hereby the acceptance of the profits of the indebtedness secured hereby there is no substantial uncorrected default in pe	ince shall become immediately to fany monthly installment all not, in any way, constitute ince and interest then remaining ppurtenances now or hereaf units or centrally controlled herwise and any other thing try or appropriate, including ors, in-a-door beds, awnings, hysically attached thereto or which are hereby pledged, and due under or by virtue of a air lease or agreement is write Mortgagee under the power in a varity with said real est, and (b) to establish an abstrails he reunder, together wit clusivy possession of, managantageous to it, terminate of when ear led and use such in ploy renting a sencies or otherwise mecesses are purchase a orship, advance or berrow mortgaged premises and on the incompany balance of income no incipal of the indebtedies he of sale, if any, whether the is paid, and the Mortgages Mortgagor any surplus income is paid in full or until the de Mortgagee shall, however, I mises without affecting the ragraph. No suit shall be sus a paragraph unless comments.	due and payable at any time payments on account of the a waiver by the owner or g due and unpald, ter erected thereon, including used to supply heat, gas, air now or hereafter therein or screens, venetian blinds, winstoves and water heaters (all not); and also together with assigned, transferred and set any lease or agreement for the itten or verbal and whether it rherein granted to it; it being tate and not secondarily and olute transfer and assignment th the right in case of default, ge, maintain and operate said or modify existing or future in measures whether legal or her employees, alter or repair ll kinds of insurance, and in hey necessary for any purpose income therefrom which lien reasonable compensation for ing attorneys' fees incurred in t, in its sole discretion, needed ereby secured, before or after ere be a decree in personam et in its sole discretion, feels eit, it is hands. The possession elivery of a Master's Deed or ed by scued then until the have the discretionary power liet here of. Mortgagee shall istainable, against Mortgagee need within sixty days after
TO HAVE AND TO HOLD the said property with said build not equipment unto said Mortgagee forever, for the uses herein setted Exemption Laws of the State of Illinois, which said rights and TO SECURE the payment of a contain indulated.	d bonofite and M.	nd benefits under the Home-
y the Mortgager in ferror of the later indeptedness from the	e Mortgagor to the Mortgage	e evidenced by a note made
	···	192 000 00
thich note together with interest thereon as provided by said no Ninety Nine & 81/100ths plus 1/12th the annual at the 10th day of each month, commencing with OCT		
uay of each month, commencing with UCT	JDEK 2005 until	the entire sum is Taxes.

To secure performance of the other agreements in said note, which are hereby incorporated herein and made a part hereof, and which provide, among other things, for an additional monthly payment of one-twelfth (1/12th) of the estimated annual taxes, assessments, insurance premiums and other charges upon the mortgaged premises. And to secure possible future advances as hereinafter provided and to secure the performance of the Mortgagor's covenants herein contained.

THE MORTGAGOR COVENANTS:

(1) To pay immediately when due and payable all general taxes, special assessments, water charges, sewer service charges and other taxes and charges and charges and charges and charges to be applied thereto), and to lurnish the payments provided by said note in anticipation of such taxes and charges to be applied thereto), and to lurnish the Morkgages, upon request, with the original or duplicate receipts therefor, and all such items extended against said property shall be conclusively deemed valid for the purpose of this requirement.

(2) To keep the improvements now or hereafter situated upon said premises insured against loss or damage by fire, editoring, windstorm and such other hazards, including liability under laws relating to intoxicating liquors and including so a state of the more companies, including liability under laws relating to insured against, under policies providing a state of moreys sufficient either to pay the cost of replacing or repairing the same or towns on temperate companies, through such agents or profess, and in such forms as shall to pay in full the insurance companies of moneys sufficient either to pay the cost of replacing or repuiring the same of the payment by the insurance companies, through such agents or profess, and in such form as shall be satisfactory to the Mortgagee, until said indebtedness is fully paid, or in the case of foreclosure, until expiration of the be satisfactory to the Mortgagee and shall contain a clause satisfactory to the Mortgagee and shall contain a clause satisfactory to the Mortgagee and shall contain a clause satisfactory to the Mortgagee and shall contain a clause satisfactory to the Mortgagee of satisfactory to the Mortgagee and shall contain a clause satisfactory to the Mortgagee of satisfactory to the Mortgagee and shall contain a clause satisfactory to the Mortgagee of satisfactory to the Mortgagee and shall contain a clause satisfactory to the Mortgagee of satisfactory to the Mortgagee and shall contain a clause satisfactory to the Mortgagee of satisfactory to the Mortgagee and shall contain a clause satisfactory to the Mortgagee of satisfactory to the more of the more of the Mortgagee of satisfactory to the more of the more of the more of the Mortgagee of satisfactory to the more of the more of the Mortgagee of satisfactory to the more of the more of the more of the Mortgagee of satisfactory to the more of the more of the more of the Mortgagee of satisfactory to the more of th

(3) To complete within a reasonable time any buildings or improvements now or at any time in process of erection

(4) To promptly repair, restore or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or destroyed;

(5) To keep said premises in good condition and repair, without waste, and tree from any mechanic's, or other lien or claim of lien not expressly subordinated to the lien hereof;

(6) Not to suffer or rermit any unlawful use of or any nuisance to exist on said property nor to diminish nor impair its value by any act or or assign to act;

(7) To comply with all requirements of law with respect to the mortgaged premises and the use thereof;

(8) Not to suffer or permit, Y thout the written permission of the Mortgagec being first had and obtained, (a) any use of the property for any purpose (that than that for which it is now used, (b) any alterations, additions, demolition, removal or sale of any improvements, apparet as, apparet and the property, (c) a purchase on conditional sale, lease or agreement under which title is reserved in the vendor, of any apparetus, fixtures or equipment to be placed in or upon a fix buildings or improvements on said property.

The property of the placed in or upon any buildings or improvements on said property.

(9) That if the Mortgagor shall pro the contracts of insurance upon his life and disability insurance for loss of time by accidental injury or sickness, or either side payments to the principal indebtedness secured by this mortgage, to be pay the principal indebtedness secured by this mortgage, to be any the same manner and without things the amount of the monthly payments, unless such change is by mutual consent.

THE MORTGAGOR FURTHER COVENAUTS: B.

nuget: behalf everything so covenanted; that the Mortgagee may star of any act it may deem necessary to protect the lien hereof; behalf everything so covenanted; that the Mortgagee may star of any act it may deem necessary to protect the lien hereof; that the Mortgagee has a star of the shove purposes and such moneys together with interest thereon at the highest rate for which it is then lawful to contract shall become on moneys together with interest thereon at the highest rate for which it is then lawful to contract shall become out of the rents of proceeds of safe of said premises it not otherwise traid; that it shall not be obligatory upon the Mortgagee to inquire into the validity of any lien, encumbrance, or claim in acvancing moneys as above authorized, but nothing gagee to inquire into the validity of any lien, encumbrance, or claim in acvancing moneys as above authorized, but nothing the construed as requiring the Mortgagee to advance any moneys for any purpose nor to do any act hereunder; and that Mortgagee shall not incur any personal liability because of anything it may do or omit to do hereunder;

(2) That it is the intent hereof to secure payment of said note whether the entire amount shall have been advanced to the Mortgagor at the date, which advances rade at a later date, which advances rade at a later date, which advances shall in no event operate to male the principal sum of the indebtedness greater than the original principal amount plus any amounts that may be added to the mortgage indebtedness under the terms of this mortgage for the purpose of protecting the security and to the purpose of paying premiums under Section A(2) above, or for either purpose;

(3) That in the event the ownership of said property or any part thereof becomes "said in a person other than the Mortgagor, deal with such such 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 such respence to this mortgage and the debt hereby secured without discharging or in any way affecting the liability of or may extend time for payment of the debt hereby secured.

(4) That time is of the essence hereot, and it default be made in performance of any coverant herein contained or in making any payment under said note or obligation or any extension or renewal thereot, or if proceedings be instituted to anaking any payment under said note or obligation or any extension or renewal thereot, or if proceeding in binary of said property, or upon the filing of a proceeding in binary of said property, or upon the filing of his creditors or if his property be placed the Mortgagor, or if the Mortgagor shandon any of said property, or upon the percent of the Mortgagor shandon any of said property, or the priority of said ilen or any right of the Mortgager hereunder, to declare, without affecting the secured hereby immediately due and payable, whether or not such default be remedied by Mortgagor, and apply toward the payment of said mortgage is hereby such declared nor the Mortgagor, and said mortgage may as a said mortgagor, and payable, whether or not such default be remedied by Mortgagor, and said Mortgagee may as a said mortgagor, and said mortgage in made bedeness any indebtedness of the Mortgagee to the Mortgagor, and said Mortgagee may also immediately proceed to to coreclose this mortgage, and in any foreclosure a sale may be made of the premises enmassed immediately proceed to to coreclose this mortgage, and in any foreclosure a sale may be made of the premises enmassed in made such payable, whether the court in which such bill is filed may without offering the several parts esparately;

(5) That upon the commencement of any foreclosure proceeding hereunder, the court in which such bill is filed may at any time, either before or after sale, and without notice to the Mortgagor, or any party claiming under him, and without rotice to the Mortgagor, or whether the same shall then be occupied by regard to the solvency of the Mortgagor or the them value of said premises, or whether to manage and rent and io collect the owner of the equity of redemption as a homesfead, appoint a receiver with power to manage and the statutory period of the owner of the equity of redemption as a homesfead, appoint a receiver with power to manage and the statutory period of the owner of the groteria, issues and profits, when collected, may be applied before as well as after the Master's sale, the teams, issues and profits, when collected, may be applied before as well as after the Master's sale, of the property, including the expenses of such receiverabity, or on any deficiency decree whether there be a decree therefor towards the payment of the grotedness, costs, taxes, insurance or other tiems necessary for the profection and preservation to mot, and it a receiver shall be sappined by decree of deed in case of sale, but all period of the profection, in the expiration of the statutory period during which it may be issued and no lease of sale, but if no deed by the appointment or entry in possession of a receiver but he may elect to terminate any lease of sale, but the item in the cappination of the statutory period during which it may be issued and included any lease of sale, but the identity of the appiration of the said premises, there shall be may elect to terminate any lease of sale, but the item is a sale and receiver and notice of sale premises of said premises of sale in the item of sale is the interpret or entry in possession of a receiver but it may be issued and no lease of said premises in the expiration of sale is an edditional indebtedness in the issued by the same said such that it may be issued and in ca

MOFFICIAL SOURCES TO THE PROPERTY OF THE PROPE annum, which may be paid or incurred by or on behalf of the Mortgagee for attorney's fees, Mortgagee's fees, appraiser's fees, outlays for exhibits attached to pleadings, documentary and expert evidence, stenographer's fees, Master's fees and fees, outlays for exhibits attached to pleadings, documentary and expert evidence, stenographer's fees, Master's fees and costs, publication costs, and costs (which may be estimated as to and include items to be expended after commission, court costs, publication costs, guaranty policies, the entry of the decree) of procuring and abstract, of the services, evantions and reports, guaranty policies,

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Torrens certificates and similar data and assurances with respect to title as Mortgagee may reasonably deem necessary said premises; all of which aforesaid amounts together with interest as herein provided shall be immediately due and payable by the Mortgagor in connection with (a) any proceeding, including probate or bankruptcy proceedings to which either party hereto shall be a party by reason of this mortgage or the note hereby secured; or (b) preparations for the commencement of any suit for the foreclosure hereof after the accrual of the right to foreclose, whether or not actually plated suit or proceeding, which might affect the premises or the security hereof. In the event of a foreclosure sale of said due and payable by the terms hereof or not and the interest due thereon up to the time of such sale, and the overplus, if any, shall be paid to the Mortgagor, and the purchaser shall not be obliged to see to the application of the purchase money.

(6) That each right, power and remedy herein conferred upon the Mortgagee is cumulative of every other right or remedy of the Mortgagee, whether herein or by law conferred, and may be enforced concurrently therewith; that no waiver by the Mortgagee of performance of any covenant herein or in said obligation contained shall thereafter in any manner affect the right of the Mortgagee to require or to enforce performance of the same or any other of said covenants; that wherever the context hereof requires, the masculine gender, as used herein, shall include the feminine, and the singular binding upon the respective heirs, executors, administrators, successors and assigns of the Mortgage shall extend to and be assigns of the Mortgagee; and that the powers herein mentioned may be exercised as often as occasion therefor arises.

(7) This mortgage is executed by State Bank of Countryside, as trustee not personally but as Trustee as aforesaid in the exercise of the power and authority conferred upon and vested in it as such Trustee (and said State BK of Countryside, as trustee hereby warrants that it possesses full power and authority to execute this instrument and it is expressly understood and agreed that nothing herein or in said note contained shall be con-

execute this instrument and it is expressly understood and agreed that nothing herein or in said note contained shall be construed as creating an liability on the said. State Bank of Countryside, as trustee , either individually or as Trustee afores it personally to pay the said note or any interest that may accrue thereon, or any indebtedness accruing hereunder, or to perform any covenant either express or implied herein contained, all such liability, if any, being expressly waived by the Mortgag e and by every person now or hereafter claiming any right or security hereunder, and that so far as cerned, the legal holder or bokers of said note and the owner or owners of any indebtedness accruing hereunder shall look solely to the premises hereo; c. eved for the payment thereof, by the enforcement of the lien hereby created in the manner herein and in said note provided or by action to enforce the personal liability of the guarantor, if any.

The mortgagor hereby walves any and all rights of redemption from sale under any order or decree of foreclosure of this mortgage, on its own behalf and on behalf of each and every person, except decree or judgment creditors of the mortgager, acquiring any this mortgage. 24 Collin this mortgage.

IN WITNESS WHEREOF,	STATE BANK OF COUNTRYS	DE	
not personally but as Trustee as af	oresaid has caused these presents 45 1	Joan Micka V	ice Pres
its corporate seal to be hereunto af	fixed and attested by its SUSAN	U) 1 Vice Resolvery this / 3	resident, and
- september	, A. D. 195	December 11 11 11 11 11 11 11 11 11 11 11 11 11	day or
ATTES	This desugrant is State Banl	cof _o countryside, as trust	- 0.0
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SUSAN L. JUTZI, Vicetories.	Gruen to the second of the sec	von A CON AND A SECRET	
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STATE OF ILLINOIS		The state of the s	
COUNTY OF		· · · · · · · · · · · · · · · · · · ·	
the undersigned	And Art and the second of the	A STANDER OF SELECTION OF THE SELECTION	
	a Notary Publi	C in and for end County in the	to ofomounid
DO HEREBY CERTIFY, THAT	John White, When Hens,	President of	te aforesaid,
State Bank of Country	. ,	,	
SUSAN L. JUILI, VICE PIES	Secretary of said corporation, who are properties of said corporation, who are properties of the said such the said such the said such the said said said said said said said said	personally known to me to be the	, and
instrument as their own free and volu	fore me this day in person and acknowl untary act and as the free and voluntary	edged that they signed and deliver	ed the said
tor the uses and purposes therein set	forth; and the said Secretar	v then and there solvnowledged Al.	_4
	said corporation, did affix said seal to voluntary act of said corporation, as Tr		
GIVEN under my hand and Not		Sest	2005
	Official Seal Ann Siuta	7 A. I	J. 198
_	Notary Public State of US		
My commission 6-30	My Commission Expires 06/30/2009	to Sugar	
My commission expires 6-50	- 2007	Notary Public	

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MORTGAGE

as trustee, u/t/a #03-2520, State Bank of Countryside, Torcoot county Clert's Office

dated 4-23-03.

Loomis Federal Savings

6350 W 63rd Street

Chicago IL 60638-5095

Loan No. ...0111007167

Loomis Federal Savings 6350 W 65 of ST Chicago 1L 60638-5095

MAIL TO: