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GEORGE E. COLE
LEGAL FCTUS

Edmund R. Olson

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DEC. 9
1955 North Dearborn Street

174 JUDY NORRISON
Chicago, Illinois

DAVID and AMANDA NORRISON in joint tenancy with right of survivorship, 305 Waukegan Road, Glenview, Illinois

thirty-four thousand three hundred fifty and 10/100

\$34,350.00

first of December 1955

Cook County, Illinois

Cook County, Illinois

Unit No. 17122 as delineated on the survey of the following described parcel of real estate (hereinafter referred to as "Parcel"):

That part of Lot 1 in the PLAN OF CONSOLIDATION of parts of Lots 2 and 3 in Burp's Subdivision of the South part of the Southeast quarter of Section 12, Township 23 North, Range 13 East of the Third Principal Meridian together with all or parts 2 and 3 in Schell's Subdivision of parts of Lots 2 in said Burp's Subdivision, and Lot 10 in Schell's Subdivision of parts of Lot 2 in said Burp's Subdivision, described as follows beginning at a point of intersection of a South line of said Lot 1, to said line is extended West and a line 48.50 feet Westerly of and parallel with the Westerly line of said Lot 1; thence East along said extension of a South line of Lot 1 a distance of 233.66 feet; thence Southwesterly parallel with the Westerly line of said Lot 1, a distance of 169.00 feet; thence West along a line 169.13 feet South of and parallel with said extension of a South line of said Lot 1, 239.60 feet; thence Northwesterly along a line 48.50 feet Westerly of and parallel with the Westerly line of said Lot 1, 153.01 feet to the place of beginning.

which said survey is attached to "Book W" to a certain Declaration of Condominium Ownership made by the late J. L. and Savina Bank, as Trustee under a certain Trust Agreement dated September 26, 1950 and known as Trust No. 7155, and recorded in the Office of the Recorder of Deeds of Cook County at Document No. 22851933, recorded September 19, 1954,

together with an undivided interest in said Parcel (excluding from said Parcel all property and estate comprising all the Units thereon as defined and set forth in said Declaration of Condominium Ownership and survey).

Mortgagee furthermore expressly grants to the parties of the second part, their successors and assigns, as stated and contained in agreement to the above described real estate, the right and agreement for the benefit of said property now forth in the aforementioned Declaration, and the right and agreement set forth in other Declarations of Condominium Ownership whether heretofore or hereafter recorded affecting other parts in the above said Lot 1 in said Plan of Consolidation and the said Unit for interest and agreement set forth in a certain Declaration of Condominium Ownership recorded and Document No. 22851933.

That the parties of the second part, their successors, assigns, heirs, executors, administrators, trustees and assigns, do hereby expressly reserve to themselves, their successors and assigns, the right, benefits and advantages set forth in said Declaration for the benefit of all real estate property described in said survey or said Declaration.

J. L. S. W. W.

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Recorder's Office

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Property of Cook County Clerk's Office

which with the property hereinafter described, is referred to herein as the "premises" TOGETHER with all improvements, tenements, easements, fixtures, and appurtenances thereunto belonging, and all rents, issues and profits thereof for so long and during all such times as Mortgages may be created thereon (which are secured primarily and on a parity with said real estate and not secondarily) and all apparatus, equipment or articles now or hereafter thereon or thereunto used to carry heat, gas, air conditioning, water, light, power, refrigeration (whether by separate units or centrally controlled), and ventilation, including (without restricting the foregoing) screens, window shades, storm doors and windows, floor coverings, in door beds, swings, 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 such apparatus, equipment or articles hereafter placed on the premises by the Mortgages or their successors or assigns shall be considered as constituting part of the real estate.

TO HAVE AND TO HOLD the premises unto the Mortgagee, and the Mortgagee's successors and assigns, forever, for the purposes, and upon the uses herein set forth, 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 Mortgages do hereby expressly release and waive.

The name of a record owner is: AMALGAMATED TRUST AND SAVINGS BANK As Trustee Under Trust Agreement dated September 28, 1970, and known as Trust No. 2185.

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This mortgage consists of two pages. The covenants, conditions and provisions appearing on page 2 (the reverse side of this mortgage) are incorporated herein by reference and are a part hereof and shall be binding on the Mortgages, their heirs, successors and assigns.

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)

(Seal) JUDY NORDBLOM (Seal)

State of COOK



I, the undersigned, a Notary Public in and for said County, do hereby certify that JUDY NORDBLOM, whose name is known to me to be the same person, whose name in the foregoing instrument, appeared before me this day in person, and acknowledged to me, signed, sealed and delivered the said instrument as her free act and deed, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and seal of office this 19th day of DECEMBER, 1974. Notary Public

This document prepared by:

NAME: Bernard Hammer ADDRESS: 190 North LaSalle Street, (2820) CITY AND STATE: Chicago, Illinois, ZIP CODE: 60601 RECORDER'S OFFICE BOX NO.

ADDRESS OF PROPERTY, and Mortgagee Unit No. 1712 E. Northfield Square Northfield, Illinois JUDY NORDBLOM 1712-E Northfield Square Northfield, Illinois

23928261 DOCUMENT NUMBER



MAIL TO

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THE COVENANTS, CONDITIONS AND PROVISIONS REFERRED TO ON PAGE 1 (THE REVERSE SIDE OF THIS MORTGAGE)

1. Mortgagors shall (1) promptly repair, restore or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or be destroyed; (2) keep said premises in good condition and repair, without waste, and free from mechanics' or other liens or claims for lien not expressly subordinated to the lien hereof; (3) 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 the Mortgagee; (4) complete within a reasonable time any building or buildings now or at any time in process of erection upon said premises; (5) comply with all requirements of law or municipal ordinances with respect to the premises and the use thereof; (6) make no material alterations in said premises except as required by law or municipal ordinance.
2. Mortgagors 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 the Mortgagee duplicate receipts therefor. To prevent default hereunder Mortgagors shall pay in full under protest, in the manner provided by statute, any tax or assessment which Mortgagors may desire to contest.
3. In the event of the enactment after this date of any law of Illinois deducting from the value of land for the purpose of taxation any lien thereon, or imposing upon the Mortgagee the payment of the whole or any part of the taxes or assessments or charges or liens herein required to be paid by Mortgagors, or changing in any way the laws relating to the taxation of mortgages or debts secured by mortgages or the mortgagee's interest in the property, or the manner of collection of taxes, so as to affect this mortgage or the debt secured hereby or the holder thereof, then and in any such event, the Mortgagors, upon demand by the Mortgagee, shall pay such taxes or assessments, or reimburse the Mortgagee therefor; provided, however, that if in the opinion of counsel for the Mortgagors (a) it might be unlawful to require Mortgagors to make such payment or (b) the making of such payment might result in the imposition of interest beyond the maximum amount permitted by law, then and in such event, the Mortgagee may elect, by notice in writing given to the Mortgagors, to declare all of the indebtedness secured hereby to be and become due and payable sixty (60) days from the giving of such notice.
4. If, by the laws of the United States of America or of any state having jurisdiction in the premises, any tax is due or becomes due in respect of the issuance of the note hereby secured, the Mortgagors covenant and agree to pay such tax in the manner required by any such law. The Mortgagors further covenant to hold harmless and agree to indemnify the Mortgagee, and the Mortgagee's successors or assigns, against any liability incurred by reason of the imposition of any tax on the issuance of the note secured hereby.
5. At such time as the Mortgagors are not in default either under the terms of the note secured hereby or under the terms of this mortgage, the Mortgagors shall have such privilege of making prepayments on the principal of said note (in addition to the required payments) as may be provided in said note.
6. Mortgagors shall keep all buildings and improvements now or hereafter situated on said premises insured against loss or damage by fire, lightning and windstorm under policies providing for payment by the insurance companies of moneys sufficient either to pay the cost of repairing or replacing the same or to pay in full the indebtedness secured hereby, all in companies satisfactory to the Mortgagee, and insurance policies payable, in case of loss or damage, to Mortgagee, 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 the Mortgagee, and in case of insurance about to expire, shall deliver renewal policies not less than ten days prior to the respective dates of expiration.
7. In case of default therein, Mortgagee may, but need not, make any payment or perform any act hereinbefore required of Mortgagors 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 to protect the mortgaged premises and the lien hereof, shall be so much additional indebtedness secured hereby and shall become immediately due and payable without notice and with interest thereon at the highest rate now permitted by Illinois law. Inaction of Mortgagee shall never be considered as a waiver or any right accruing to the Mortgagee on account of any default hereunder on the part of the Mortgagors.
8. The Mortgagee 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 inquiry 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.
9. Mortgagors shall pay each item of indebtedness herein mentioned, both principal and interest, when due according to the terms hereof. At the option of the Mortgagee and without notice to the Mortgagors, all unpaid indebtedness secured by this mortgage shall, notwithstanding anything in the note or in this mortgage to the contrary, become due and payable (a) immediately in the case of default in making payment of any installment of principal or interest on the note or (b) when default shall occur and continue for three days in the performance of any other agreement of the Mortgagors herein contained.
10. When the indebtedness hereby secured shall become due whether by acceleration or otherwise, 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 for attorneys' fees, appraiser's fees, outlays for documentary and expert evidence, stenographers' charges, commission 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, title insurance policies, Torrens certificates, and similar data and assurances with respect to title. Mortgagee 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 the highest rate now permitted by Illinois law, when paid or incurred by Mortgagee in connection with (a) any proceeding, including probate and bankruptcy proceedings, to which the Mortgagee 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 foreclosure hereof after accrual of such right to foreclose whether or not actually commenced; or (c) preparations for the defense of any actual or threatened suit or proceeding which might affect the premises or the security hereof.
11. 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 note, with interest thereon as herein provided; third, all principal and interest remaining unpaid on the note; fourth, any surplus to Mortgagors, their heirs, legal representatives or assigns, as their rights may appear.
12. Upon or at any time after the filing of a complaint to foreclose this mortgage the court in which such complaint 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 Mortgagors at the time of application for such receiver and without regard to the then value of the premises or whether the same shall be then occupied as a homestead or not, and the Mortgagee may be appointed as such receiver. Such receiver shall have 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 Mortgagors, 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: (1) 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; (2) the deficiency in case of a sale and deficiency.
13. 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 note hereby secured.
14. The Mortgagee shall have the right to inspect the premises at all reasonable times and access thereto shall be permitted for that purpose.
15. The Mortgagors shall periodically deposit with the Mortgagee such sums as the Mortgagee may reasonably require for payment of taxes and assessments on the premises. No such deposit shall bear any interest.
16. If the payment of said indebtedness or any part thereof be extended or varied or if any part of the security be released, all persons now or at any time hereafter liable therefor, or interested in said premises, shall be held to assent to such extension, variation or release, and their liability and the lien and all provisions hereof shall continue in full force, the right of recourse against all such persons being expressly reserved by the Mortgagee, notwithstanding such extension, variation or release.
17. Mortgagee shall release this mortgage and lien thereof by proper instrument upon payment and discharge of all indebtedness secured hereby and payment of a reasonable fee to Mortgagee for the execution of such release.
18. This mortgage and all provisions hereof shall extend through Mortgagors, and the word "Mortgagors" when used hereof shall include the successors and assigns of the Mortgagors claiming under or liable for the payment of the indebtedness or any part thereof, whether or not such persons were named in the original instrument. The word "Mortgagee" when used herein shall include the successors and assigns of the Mortgagee from time to time, of the note secured hereby.

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END OF RECORDED DOCUMENT