

UNOFFICIAL COPY

Know All Men by These Presents, that the

SKOKIE FEDERAL SAVINGS AND LOAN ASSOCIATION
United States of America
a corporation existing under the laws of the State of Illinois, for and in consideration of One Dollar, and for
other good and valuable considerations, the receipt whereof is hereby confessed, does hereby Remise, Convey,
Release and Quit-Claim unto WILSON S. LAZAR and LILY LAZAR, his wife and WILLARD LAZAR
A Bachelor

of the County of Cook and State of Illinois, all the right, title, interest, claim or demand
whatsoever it may have acquired in, through or by certain mortgage deed bearing date the 27th
day of July A. D. 1982, and recorded in the Recorder's office of Cook County,
in the State of Illinois, in Book of Records, on page, as Document No. 26330314
to the premises therein described, situated in the County of Cook and State of Illinois, as follows,
to-wit:

Lot 98 and Lot 97 (except the North 12.20 feet thereof) in Krenn and
Dato's Crawford Avenue and Oakton Street "1" subdivision of the East
1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 27, Township 41
North, Range 13, East of the Third Principal Meridian, in Cook County,
Illinois.

PTI # 10-27-207-066-0000, 4020 Kirk, Skokie, IL60076

In Testimony Whereof, The said SKOKIE FEDERAL SAVINGS AND LOAN ASSOCIATION
hath hereunto caused its corporate seal to be
affixed, and these presents to be signed by its Asst. Vice President, and
attested by its Asst. Secretary-Treasurer, this 2nd
day of October A. D. 19 85

By: [Signature] Asst. Vice President
Attest: [Signature] Asst. Secretary-Treasurer

STATE OF ILLINOIS
County of Cook
I, the undersigned, a Notary Public in and for said County
in the State aforesaid, DO HEREBY CERTIFY that Stephen J. Murray personally knows to me to be
the Asst. Vice President of the SKOKIE FEDERAL SAVINGS AND LOAN ASSOCIATION

and Valerie Ficek personally known to me to be the Asst. Secretary-Treasurer
of said corporation whose names are subscribed to the foregoing instrument, appeared before me this day in person
and severally acknowledged that as such Asst. Vice President and Asst.
Secretary-Treasurer, they signed and delivered the said instrument of writing
as Asst. Vice President and Asst. Secretary-Treasurer of said corpora-
tion and caused the corporate seal of said corporation to be affixed thereto, pur-
suant 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 cor-
poration for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 2nd day
of October A. D. 1985

Box 97

[Signature] Notary Public

FOR THE PROTECTION OF THE OWNER, THIS RELEASE SHALL BE FILED WITH THE
RECORDER OF DEEDS IN WHOSE OFFICE THE MORTGAGE OR DEED OF TRUST WAS FILED.

51065392

-85-232557

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Box _____

Release of Mortgage

BY CORPORATION

to

11⁰⁰

Property of Cook County Clerk's Office

DLFT-01 RECORDING \$11.00
T#2222 TRNN 0103 10/11/85 15:03:00
#1361 # B * -85-232557

Prepared by Martin Maguire
under the supervision of
David A. Bridewell, Attorney

85-232557

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(b) The aggregate of the amounts payable pursuant to subparagraph (a) and those payable on the note secured hereby, shall be paid in a single payment each month, to be applied to the following items in the order stated:

- I. ground rents, if any, taxes, assessments, fire, and other hazard insurance premiums;
- II. interest on the note secured hereby; and
- III. amortization of the principal of the said note.

Any deficiency in the amount of any such aggregate monthly payment shall, unless made good prior to the due date of the next payment, constitute an event of default under this Mortgage. At Mortgagee's option, Mortgagor will pay a "late charge" not exceeding four per centum (4%) of any installment when paid more than fifteen (15) days after the due date thereof to cover the extra expense involved in handling delinquent payments, but such "late charge" shall not be payable out of the proceeds of any sale made to satisfy the indebtedness secured hereby, unless such proceeds are sufficient to discharge the entire indebtedness and all proper costs and expenses secured hereby.

If the total of the payments made by the Mortgagor under subparagraph (a) of the preceding paragraph shall exceed the amount of payments actually made by the Mortgagee as Trustee for ground rents, taxes, and assessments, or insurance premiums, as the case may be, such excess shall be credited on subsequent payments to be made by the Mortgagor for such items or, at the Mortgagee's option as Trustee, shall be refunded to the Mortgagor. If, however, such monthly payments shall not be sufficient to pay such items when the same shall become due and payable, the Mortgagor shall pay to the Mortgagee as Trustee any amount necessary to make up the deficiency. Such payments shall be made within thirty (30) days after written notice from the Mortgagee stating the amount of the deficiency, which notice may be given by mail. If at any time the Mortgagor shall tender to the Mortgagee, in accordance with the provisions of the note secured hereby, full payment of the entire indebtedness represented thereby, the Mortgagee as Trustee shall, in computing the amount of such indebtedness, credit to the account of the Mortgagor any credit balance remaining under the provisions of subparagraph (a) of the preceding paragraph. If there shall be a default under any of the provisions of this mortgage, resulting in a public sale of the premises covered hereby, or if the Mortgagee acquires the property otherwise after default, the Mortgagee as Trustee shall apply, at the time of the commencement of such proceedings or at the time the property is otherwise acquired, the amount then remaining to credit of Mortgagor under said subparagraph (a) as a credit on the interest accrued and unpaid and the balance to the principal then remaining unpaid under said note.

AS ADDITIONAL SECURITY for the payment of the indebtedness aforesaid the Mortgagor does hereby assign to the Mortgagee all the rents, issues, and profits now due or which may hereafter become due for the use of the premises hereinabove described. The Mortgagor shall be entitled to collect and retain all of said rents, issues and profits until default hereunder, EXCEPT rents, bonuses and royalties resulting from oil, gas or other mineral leases or conveyances thereof now or hereafter in effect. The lessee, assignee or sublessee of such oil, gas or mineral lease is directed to pay any profits, bonuses, rents, revenues or royalties to the owner of the indebtedness secured hereby.

MORTGAGOR WILL CONTINUOUSLY maintain hazard insurance of such type or types and amounts as Mortgagee may from time to time require, on the improvements now or hereafter on said premises, and except when payment for all such premiums has theretofore been made, he will pay promptly when due any premiums therefor. All insurance shall be carried in companies approved by the Mortgagee and the policies and renewals thereof shall be held by the Mortgagee and have attached thereto loss payable clauses in favor of and in form acceptable to the Mortgagee. In event of loss Mortgagor will give immediate notice by mail to the Mortgagee, who may make proof of loss if not made promptly by Mortgagor, and each insurance company concerned is hereby authorized and directed to make payment for such loss directly to the Mortgagee instead of to the Mortgagor and the Mortgagee jointly, and the insurance proceeds, or any part thereof, may be applied by the Mortgagee at its option either to the reduction of the indebtedness hereby secured or to the restoration or repair of the property damaged. In event of foreclosure of this mortgage, or other transfer of title to the mortgaged property in extinguishment of the indebtedness secured hereby, all right, title and interest of the Mortgagor in and to any insurance policies then in force shall pass to the purchaser or grantee.

IN THE EVENT of default in making any monthly payment provided for herein and in the note secured hereby, or in case of a breach of any other covenant or agreement herein stipulated, then the whole of said principal sum remaining unpaid together with accrued interest thereon, shall, at the election of the Mortgagee, without notice, become immediately due and payable.

IN THE EVENT that the whole of said debt is declared to be due, the Mortgagee shall have the right immediately to foreclose this mortgage, and upon the filing of any bill for that purpose, the court in which such bill is filed may at any time thereafter, either before or after sale, and without notice to the said Mortgagor, or any party claiming under said Mortgagor, and without regard to the solvency or insolvency at the time of such application for a receiver, of the person or persons liable for the payment of the indebtedness secured hereby, and without regard to the value of said premises or whether the same shall then be occupied by the owner of the equity of redemption, as a homestead, appoint a receiver for the benefit of the Mortgagee, with power to collect the rents, issues, and profits of the said premises during the pendency of such foreclosure suit and, in case of sale and a deficiency, during the full statutory period of redemption, and such rents, issues, and profits when collected may be applied toward the payment of the indebtedness, costs, taxes, insurance, and other items necessary for the protection and preservation of the property.

IN CASE OF FORECLOSURE of this mortgage by said Mortgagee in any court of law or equity, a reasonable sum shall be allowed for the solicitor's fees of the complainant and for stenographers' fees of the complainant in such proceeding, and also for all outlays for documentary evidence and the cost of a complete abstract of title for the purpose of such foreclosure; and in case of any other suit, or legal proceeding, wherein the Mortgagee shall be made a party thereto by reason of this mortgage, its costs and expenses, and the reasonable fees and charges of the attorneys or solicitors of the Mortgagee, so made parties, for services in such suit or proceed-

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