

THIS DOCUMENT WAS PREPARED BY

Betty Lima  
LIBERTY SAVINGS  
7111 W Foster Avenue  
Chicago, Illinois 60656

MORTGAGE

(Corporate Trustee Form)

11.00

THIS INDENTURE WITNESSETH: That the undersigned

BANK OF RAVENSWOOD

a corporation organized and existing under the laws of the State of Illinois

, 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 July 15, 1983

, and known as trust number 25-5867, hereinafter referred to as the Mortgagor, does hereby Mortgage ~~and~~ ~~Warrant~~ to LIBERTY SAVINGS

a corporation organized and existing under the laws of the State of Illinois, hereinafter referred to as the Mortgagee, the following real estate, situated in the County of Cook in the State of Illinois, to wit:

Lot 48 and North 1/2 of Lot 47 in N. G. Van De Venter's Addition to Irving Park, being a Subdivision of West 1/2 of Northwest 1/4 of Southwest 1/4 of Southwest 1/4 of Section 14, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.\*\*

Commonly known as 4155-57 N. Pulaski  
3951-53 W. Berceau Chicago, IL 60618  
Permanent Index Number 13-14-317-001, Volume 337

DEC 11 1987 U-26-772D

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TOGETHER with all buildings, improvements, fixtures, or appurtenances now or hereafter erected thereon, including all apparatus, equipment, fixtures, or articles, whether in single units or centrally controlled, used to supply heat, gas, air conditioning, water, light, power, refrigeration, ventilation or otherwise and any other thing now or hereafter thereon or thereon the furnishing of which by lessors to lessees is customary or appropriate, including screens, venetian blinds, window shades, storm doors and windows, floor coverings, screen doors, in-a-door bells, awnings, stoves and water heaters, all of which are 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 under or by virtue of any lease or agreement for the use or occupancy of said property, or any part thereof, whether said lease or agreement is written or verbal and whether it is now or may be hereafter existing or which may be made by the Mortgagor under the power herein granted to it; it being the intention hereof to pledge said rents, issues and profits on a parity with said real estate and not secondarily and such pledge shall not be deemed merged in any foreclosure decree, and (b) to establish an absolute transfer and assignment to the Mortgagee of all such leases and agreements and all the avails thereunder, together with the right in case of default, either before or after foreclosure sale, to enter upon and take exclusive possession of, manage, maintain and operate said premises, or any part thereof, make leases for terms deemed advantageous to it, terminate or modify existing or future leases, collect said avails, rents, issues and profits regardless of when earned and use such measures whether legal or equitable as it may deem proper to enforce collection thereof, employ renting agencies or other employees, alter or repair said premises, buy furnishings, and equipment therefor when it deems necessary, purchase all kinds of insurances, and in general exercise all powers ordinarily incident to absolute ownership, advance or borrow money necessary for any purpose herein stated to secure which a lien is hereby created on the mortgaged premises and on the income therefrom which is prior to the lien of any other indebtedness hereby secured, and out of the income retain reasonable compensation for itself, pay insurance premiums, taxes and assessments, and all expenses of every kind, including attorneys' fees incurred in the exercise of the powers herein given, and from time to time apply any balance of income not, in its sole discretion, needed for the aforesaid purposes, first on the interest and then on the principal of the indebtedness hereby secured, before or after any decree of foreclosure, and on the deficiency in the proceeds of sale, if any, whether there is a decree in personam therefor or not. Whenever all of the indebtedness secured hereby is paid, and the Mortgagee, in its sole discretion, feels there is no substantial uncorrected default in performance of the Mortgagor's agreements herein, the Mortgagee, on satisfactory evidence thereof, shall relinquish possession and pay to Mortgagor any surplus income in its hands. The possession of Mortgagee may continue until all indebtedness secured hereby is paid in full or until the delivery of a Master's Deed or Special Commissioner's Deed pursuant to a decree foreclosing the lien hereof, but if no deed be issued then until the expiration of the statutory period during which it may be issued. Mortgagee shall, however, have the discretionary power at any time to refuse to take or to abandon possession of said premises without affecting the lien hereof. Mortgagee shall have all powers which it might have had without this paragraph. No suit shall be sustainable against Mortgagee based upon acts or omissions relating to the subject matter of this paragraph unless commenced within sixty days after Mortgagee's possession ceases.

TO HAVE AND TO HOLD the said property, with and buildings, improvements, fixtures, appurtenances, apparatus and equipment unto said Mortgagee forever, for the uses herein set forth, free from all rights and benefits under the Homestead Exemption Laws of the State of Illinois, which said rights and benefits said Mortgagor does hereby release and waive.

TO SECURE the payment of a certain indebtedness from the Mortgagor to the Mortgagee evidenced by a Note made by the Mortgagor in favor of the Mortgagee, bearing even date herewith in the sum of

ONE HUNDRED FORTY FIVE THOUSAND AND NO/100 Dollars (\$145,000.00), which Note,

together with interest thereon as provided by said Note, is payable in monthly installments of

ONE THOUSAND EIGHT HUNDRED TEN AND 82/100 Dollars or more (\$1,810.82 or more)

on or before the last day of each month, until the entire sum is paid. To secure performance of the other agreements in said Note, which are hereby incorporated herein and made a part hereof, provide, among other things, for an additional monthly payment, not to exceed 1/2% of the estimated annual taxes, 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.

A. THE MORTGAGOR COVENANTS:

(1) To pay immediately when due and payable all general taxes, special taxes, special assessments, water charges, sewer service charges and other taxes and charges against said property, including those heretofore due (the monthly payments provided by said Note in anticipation of such taxes and charges to be applied thereto), and to furnish the Mortgagee, 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, lightning, windstorm and such other hazards, including liability under laws relating to intoxicating liquors and including hazards not now contemplated, as the Mortgagee may reasonably require to be insured against, 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, in such companies, through such agents or brokers, 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 period of redemption; such insurance policies, including additional and renewal policies, shall be delivered to and kept by the Mortgagee and shall contain a clause satisfactory to the Mortgagee making them payable to the Mortgagee, in its interest may appear, and in case of foreclosure sale payable to the owner of the certificate of sale, owner of any deficiency, any receiver or redemptioner, or any grantee in the 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 the Mortgagor agrees to sign, upon demand, all receipts, vouchers and releases required of him by the insurance companies; application by the Mortgagee of any of the proceeds of such insurance to the indebtedness hereby secured shall not excuse the Mortgagor from making all monthly payments until the indebtedness is paid in full.

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

(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 free from any mechanic's, or other lien or claim of lien not expressly subordinated to the lien hereof;

(6) Not to 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 the mortgaged premises and the use thereof;

(8) Not to 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, additions, demolition, removal or sale of any improvements, apparatus, appurtenances, fixtures or equipment now or hereafter upon said property, (c) a purchase 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;

(9) That if the Mortgagor shall procure contracts of insurance upon his life and disability insurance for loss of time by accidental injury or sickness, or either such contract, making the Mortgagee assignee thereunder, the Mortgagee may pay the premiums for such insurance and said said payments to the principal indebtedness secured by this mortgage, to be repaid, in the same manner and without changing the amount of the monthly payments, unless such change is by mutual consent.

Mail to

Liberty Savings

7111 W. Foster Avenue
Chicago, Illinois 60656

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(9) It is expressly agreed and understood by and between the parties hereto that in the event of transfer of title or beneficial ownership to the aforementioned described real estate, hereafter without first obtaining a written consent from the Mortgagee herein, the entire unpaid balance due on or under this mortgage shall then become due and payable in full.

My commission expires... GIVEN under my hand and Notarial Seal, this... day of... 19...
I, JOHN R. EDWARDS, Trust Officer, Secretary of said corporation, who are personally known to me, in the same persons and...
DO HEREBY CERTIFY THAT... MARTIN S. EDWARDS, Vice President of... Bank of Ravenswood...
ATTEST... Bank of Ravenswood... Trust Officer...
As Trustee as aforesaid and not personally... Bank of Ravenswood... Trust Officer...
IN WITNESS WHEREOF, BANK OF RAVENSWOOD... Trust Officer...
heretofore attested and attested by its... Trust Officer...
A Trustee as aforesaid, has caused these presents to be signed by its... Trust Officer...

B. THE MORTGAGOR FURTHER COVENANTS:
(1) That in the case of failure to perform any of the covenants herein, the Mortgagee may do on the Mortgagee's behalf everything...
(2) That in the event of failure to perform any of the covenants herein, the Mortgagee may do on the Mortgagee's behalf everything...
(3) That in the event of failure to perform any of the covenants herein, the Mortgagee may do on the Mortgagee's behalf everything...
(4) That in the event of failure to perform any of the covenants herein, the Mortgagee may do on the Mortgagee's behalf everything...
(5) That in the event of failure to perform any of the covenants herein, the Mortgagee may do on the Mortgagee's behalf everything...
(6) That in the event of failure to perform any of the covenants herein, the Mortgagee may do on the Mortgagee's behalf everything...
(7) That in the event of failure to perform any of the covenants herein, the Mortgagee may do on the Mortgagee's behalf everything...
(8) That in the event of failure to perform any of the covenants herein, the Mortgagee may do on the Mortgagee's behalf everything...

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