

MORTGAGE

UNOFFICIAL COPY

6413813

7 1/2" ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made August 29, 19 86, between Interstate Bank of Oak Forest not personally, but as Trustee under agreement dated August 19, 19 86, and known as Trust No. 86-72 (herein referred to as "Mortgagor,") and Interstate Bank of Oak Forest a banking corporation, doing business in Oak Forest, Illinois, (herein referred to as "Mortgagee,")

WITNESSETH

THAT WHEREAS Mortgagor is justly indebted to Mortgagee in the sum of Eighty Thousand and No/100 dollars (\$ 80,000.00) evidenced by a certain Promissory Note of even date herewith executed by Mortgagor, payable to the order of the Mortgagee and delivered, by which Note Mortgagor promises to pay said principal sum and interest on the balance of principal remaining from time to time unpaid at the rate of ten 55/100 per cent (10.55 %) per annum prior to maturity, at the office of Mortgagee in Oak Forest, Illinois, in thirty six successive monthly installments commencing October 1, 19 86, and on the same date of each month thereafter, all except the last of said installments to be in the amount of \$ 801.39 each, and said last installment to be the entire unpaid balance of said sum, together with interest on the principal of each installment after the original maturity date thereof at 25.0 % per annum; together with all costs of collection, including reasonable attorneys' fees, upon default, (hereinafter referred to as the "Note"),

NOW, THEREFORE, the Mortgagor to secure the payment of said Note in accordance with its terms and the terms, provisions and limitations of this Mortgage, and all extensions and renewals thereof, and for the further purpose of securing the payment of any and all obligations, indebtedness and liabilities of any and every kind now or hereafter owing and to become due from the Mortgagor to the Mortgagee or to the holder of said Note or to the Assignee of the Mortgagee during the term of this mortgage, howsoever created, incurred, evidenced, acquired or arising, whether under the Note or this mortgage or under any other instrument, obligation, contract or agreement of any and every kind now or hereafter existing or entered into between the Mortgagor and the Mortgagee or otherwise and whether direct, indirect, primary, secondary, fixed or contingent, together with interest and charges as provided in said Note and in any other agreements made by and between the parties herein, and including all present and future indebtedness incurred or arising by reason of the guarantee to Mortgagee by Mortgagor of present or future indebtedness or obligations of third parties to Mortgagee, and of present and future indebtedness originally owing by Mortgagor to third parties and assigned by said third parties to Mortgagee, and any and all renewals or extensions of any of the foregoing, and the performance of the covenants and agreements herein contained, by the Mortgagor to be performed, and also in consideration of One Dollar in hand paid, the receipt whereof is hereby acknowledged, does by these presents Mortgagee, the Mortgagee, its successors and assigns, the following described Real Estate in the County of Cook and State of Illinois, to wit:

SEE RIDER ATTACHED HERETO AND MADE A PART HEREOF

12.00

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, in-door 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 on the premises by the Mortgagor or its successors shall be considered as constituting part of the real estate.

TO HAVE AND TO HOLD the premises unto the Mortgagee, its successors and assigns, forever, for the purposes herein set forth. This Mortgage consists of two pages. The covenants, conditions and provisions appearing on page 2 (the reverse side hereof) among other things, require Mortgagor to keep the premises in repair, insured and free of liens and to pay and discharge prior liens and taxes, provide that if not paid by Mortgagor, the costs of such repairs, insurance, prior liens and taxes paid by Mortgagee constitute a judicial indebtedness secured hereby; provide for tax and insurance deposits, for acceleration of maturity of the Note and foreclosure hereof in case of default and for the allowance of Mortgagee's attorneys' fees and expenses of foreclosure, and are incorporated herein by reference, are a part hereof, and shall be binding on the Mortgagor and those claiming through it.

In the event Mortgagor sells or conveys the premises, or if the title thereto or any interest therein shall become vested in any manner whatsoever in any other person or persons other than Mortgagor, Mortgagee shall have the option of declaring immediately due and payable all unpaid installments on the Note and enforcing the provisions of this Mortgage with respect thereto unless prior to such sale or conveyance Mortgagee shall have consented thereto in writing and the prospective purchasers or grantees shall have executed a written agreement in form satisfactory to the Mortgagee assuming and agreeing to be bound by the terms and conditions of said Note and this Mortgage.

This mortgage is executed by Interstate Bank of Oak Forest 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 it is expressly understood and agreed by the Mortgagee herein and by every person now or hereafter claiming any right or security hereunder that nothing contained herein or in the Note secured by this mortgage shall be construed as creating any liability on Interstate Bank of Oak Forest or on any of the beneficiaries under said trust agreement personally to pay said Note or any interest that may accrue thereon, or any indebtedness accruing hereunder or to perform any covenants either express or implied herein contained, all such liability, if any, being expressly waived, and that any recovery on this mortgage and the Note secured hereby shall be solely against and out of the property hereby conveyed by enforcement of the provisions hereof and of said Note, but this waiver shall in no way affect the personal liability of any co-signer, endorser or guarantor of said Note.

IN WITNESS WHEREOF, Interstate Bank of Oak Forest, not personally but as Trustee as aforesaid, has caused these presents to be signed by its Asst. Vice President & Trust Officer, and its corporate seal to be hereunto affixed and attested by its President the day and year first above written.

Interstate Bank of Oak Forest As Trustee as aforesaid and not personally.

BY Janice A. Gedroc Asst. Vice Pres. & Trust Officer

Attest James A. Dolan President

STATE OF ILLINOIS SS. I, Janice A. Gedroc the undersigned

COUNTY OF COOK a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY, that Janice A. Gedroc, Asst. Vice President & Trust Officer

James A. Dolan, President of Interstate Bank of Oak Forest and

Asst. Vice Pres. & Trust Officer and President

respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Bank, as Trustee as aforesaid, for the uses and purposes therein set forth, and the said Asst. Vice Pres. & Trust Officer then and there acknowledged that said President

as custodian of the corporate seal of said Bank, did affix the seal of said Bank to said instrument as said President own free and voluntary act and as the free and voluntary act of said Bank, as Trustee as aforesaid, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 27th day of August, 19 86

This Document Prepared By: William O. Kerth
15533 S. Cicero Ave. Oak Forest

NAME Interstate Bank of Oak Forest
 STREET 15533 S. Cicero Ave.
 CITY Oak Forest, Illinois 60452
 INSTRUCTIONS BOX 327
 RECORDER'S OFFICE BOX NUMBER

FOR RECORDERS INDEX PURPOSES INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE
14011 Sherri Lane
Orland Park, Illinois

OFFICIAL SEAL

VIRGINIA BROWNING
Notary Public Cook County, Illinois
My Commission Expires August 24, 1988

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UNOFFICIAL COPY

Order attached to Trust Mortgage by and between Interstate Bank of Oak Forest, as Trustee under Trust Agreement dated August 19, 1986 and known as Trust Number 86-72 and Interstate Bank of Oak Forest dated August 29, 1986

1. In the event that the undersigned shall sell, convey, assign or otherwise transfer or permit to be sold, conveyed, assigned or otherwise transferred, or execute or contract to execute any installment land contract, or articles of contract or agreement for the purpose of selling, conveying, assigning or otherwise transferring title to or equity in the property described in this Trust Deed, or in the event that the owner(s) of the beneficial interest shall sell, convey, assign, or otherwise transfer or permit to be sold, conveyed, assigned, or otherwise transferred, or execute or contract to execute any contract for the purpose of selling, conveying, assigning or otherwise transferring said beneficial interest or any part thereof, the holder of this Trust Deed is hereby authorized and empowered, at its option and without affecting the lien hereby created or the priority of said lien or any right of said holder hereunder, to declare all sums secured hereby immediately due and payable, and said holder may also immediately proceed to foreclose this Trust Deed, and in any such foreclosure a sale may be made of the premises.

2. The undersigned hereby waives any and all rights of redemption from sale under any order or decree of foreclosure, of this Trust Deed on its own behalf and on behalf of each and every person, except decree or judgment creditors of the undersigned acquiring any interest in or title to the premises subsequent to the date of this Trust Deed.

LEGAL DESCRIPTION

Lot 106 in Clearview Estates Unit No. 2, a subdivision of part of the Southeast 1/4 of Section 2, Township 36 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Tax ID #27-03-404-024
Address: 14011 Sherri Lane Orland Park, IL

COOK COUNTY, ILLINOIS
FILED FOR RECORD

1986 SEP 15 AM 10:34

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IN WITNESS WHEREOF, Interstate Bank of Oak Forest, not personally but as Trustee as aforesaid, has caused these presents to be signed by its Asst. Vice Pres. & Trust Officer, and its corporate seal to be hereunto affixed and attested by its President the day and year first above written.

Interstate Bank of Oak Forest As Trustee as aforesaid and not personally.

BY Janice A. Gedroc Asst. Vice Pres. & Trust Officer

Attest James A. Dolan President

STATE OF ILLINOIS
COUNTY OF COOK SS.

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY, that

Janice A. Gedroc,

Asst. Vice President & Trust Officer of Interstate Bank of Oak Forest, and James A. Dolan, President of said Bank, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Asst. Vice Pres. & Trust Officer and President

respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Bank, as Trustee as aforesaid, for the uses and purposes therein set forth, and the said President then and there acknowledged that said President

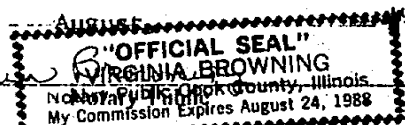
as custodian of the corporate seal of said Bank, did affix the seal of said Bank to said instrument as said President own free and voluntary act and as the free and voluntary act of said Bank, as Trustee as aforesaid, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 27th day of August 1986.

This Document Prepared By:

William O. Kerth

15533 S. Cicero Ave. Oak Forest, IL



NAME Interstate Bank of Oak Forest
STREET 15533 S. Cicero Ave.
CITY Oak Forest, IL 60452

FOR RECORDERS INDEX PURPOSES INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

14011 Sherri Lane
Orland Park, Illinois

86413813

UNOFFICIAL COPY

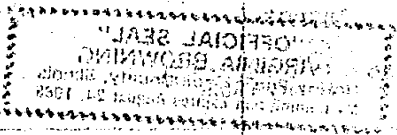
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Property of Cook County Clerk's Office

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