

UNOFFICIAL COPY

MORTGAGE

THIS INDENTURE WITNESSETH: That the undersigned

YOUNG DO LEE AND YOUNG AE LEE, HIS WIFE

11 00

of the CITY OF CHICAGO County of COOK State of Illinois,
hereinafter referred to as the Mortgagor, does hereby Mortgage and Warrant to

CIVIC FEDERAL SAVINGS BANK

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

Lot Two Hundred Eighty Four (284) in Davon Crawford addition to North Edgewater, Being a Subdivision of that fractional Quarter (1/4) of Section Two (2), Township Forty (40) North, Range Thirteen (13), Lying North of the Indian Boundary Line, Except the East Twenty Sixty (26) acres thereof and Except the right of way for the Chicago North Western Railroad, in Cook County, Illinois. Commonly known as 6216 North Springfield, Chicago, IL 60659.

Perm. Tax # 13-02-108-028

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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 therein or thereon the furnishing of which by lessors to lessees is customary or appropriate, including screens, window shades, storm doors and windows, floor coverings, screen doors, venetian blinds, in-a-door beds, 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 emements and the rents, issues and profits of said premises which are hereby pledged, assigned, transferred and set over unto the Mortgagee.

TO HAVE AND TO HOLD all of said property 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 TWELVE THOUSAND FIVE HUNDRED AND NO/100 Dollars (\$ 12,500.00), which note, together with interest thereon as provided by said note, is payable in monthly installments of FIVE HUNDRED NINETY ONE AND 37/100 DOLLARS (\$ 591.37) or before first day of each month, ~~terminating with~~ until the entire sum is paid.

Mail To
"THIS INSTRUMENT WAS PREPARED BY"
CIVIC FEDERAL 3522 WEST 26TH STREET
SAVINGS BANK CHICAGO, IL 60623

NAME

ADDRESS

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.

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.

(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. 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 as its interest may appear.

(3) To promptly repair, restore or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or destroyed; to keep said premises in good condition and repair, and free from any mechanic's or other lien or claim of lien not expressly subordinated to the lien hereof; 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; to comply with all requirements of law with respect to the mortgaged premises and the use thereof;

(4) 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 add 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.

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(1) That in the case of failure to perform any of the covenants herein, the Mortgagee may also do any act it may deem necessary to protect the lien hereof; that the Mortgagor will repay upon demand any moneys paid or disbursed by the Mortgagee for any of the above purposes and such moneys together with interest thereon at the highest rate for which it is then lawful to contract shall become so much additional indebtedness hereby secured and may be included in any decree foreclosing this mortgage and be paid out of the rents or proceeds of sale of said premises if not otherwise paid; that it shall not be obligatory upon the Mortgagee to inquire into the validity of any lien, encumbrance, or claim in advancing moneys as above authorized, but nothing herein contained shall be 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 Mortgagee at the date hereof or at a later date, or having been advanced, or advances shall in no event operate to make the principal sum of the indebtedness greater than the original principal amount plus any amounts or amounts that may be added to the mortgage indebtedness under Section A(4) above, or for either purpose:

(3) That time is of the essence hereof, and if default be made in performance of any covenant herein contained or in making any payment under said note or obligation or any extension or renewal thereof, or if proceeding be instituted to enforce any other lien or charge upon any of said property, or upon the filing of a proceeding in bankruptcy or against the Mortgagee, or if the Mortgagee shall make an assignment for the benefit of his creditors or if his property be placed under control of or in custody of any court or officer of the government, or if the Mortgagee abandon any of said property, then and in any of said events, the Mortgagees hereby authorized and empowered, at its option, and without notice all sums secured hereby immediately due and payable, whether or not such default be remedied by Mortgagee, and apply toward the payment of said mortgage indebtedness any indebtedness of the Mortgagee to the Mortgagee, and said Mortgagee may also immediately proceed to foreclose this mortgage, and in any foreclosure a sale may be made of the premises encumbered without offering the several parts separately;

[illegible]

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals this 14th _____ 1986

OCTOBER _____
A. T. _____
86

YOUNG DO LEE (SEAL)
YOUNG AE LEE (SEAL)

YOUNG DO LEE (SEAL)

YOUNG AT THE
(SEAL)

I, ALICIA PRADO
COUNTY OF COOK
STATE OF ILLINOIS
Notary Public in and for said county, in the State aforesaid,

DO HEREBY CERTIFY that

YOUNG DO LEE AND YOUNG A L LEE

personally known to me to be the same person(s) whose name(s) (is) (are) subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that _____ signed, sealed, and delivered the said instrument as free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and Notarial Seal, this 14th day of OCTOBER, A. D. 19 00

[Signature]

Notary Public

OFFICIAL SEAL
ALICIA PRADO

OFFICIAL SEAL
ALICIA PRADO
New York Public State of Illinois
My Commission Expires 07-90

MORTGAGE

Box 16

YOUNG DO LEE AND YOUNG AE LEE,

HIS WIFE

CIVIC FEDERAL SAVINGS BANK

To

40001197

Loan

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