

UNOFFICIAL COPY

86492926

(Individual Form)

Loan No. 20058-5

THE UNDERSIGNED.

Joseph Faron and Therese Z. Faron, his wife and Steve Plewa and Anna Plewa, his wife
of the Village of Niles, County of Cook, State of Illinois

hereinafter referred to as the Mortgagor, does hereby mortgage and warrant to

SECURITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF CHICAGO

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

PLEASE REFER TO THE ATTACHED LEGAL RIDER

REC'D
86492926

Together with all buildings, improvements, fixtures or appurtenances now or hereafter erected thereon or placed 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 other services, and any other thing now or hereafter thereon 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, mail-order beds, awnings, stoves and water heaters (all of which are intended to be and are hereby 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 as provided herein. The Mortgagor is hereby subrogated to the rights of all mortgages, liens, charges and powers paid off by the proceeds of the loan hereby secured.

TO HAVE AND TO HOLD the said property, with said buildings, improvements, fixtures, appurtenances, apparatus and equipment, and with all the rights and privileges thereto belonging unto said Mortgagee forever, for the uses herein set forth, free from all rights and benefits under the homestead, exemption and valuation laws of any State, which said rights and benefits said Mortgagor does hereby release and waive.

TO SECURE

(1) the payment of a Note executed by the Mortgagor to the order of the Mortgagee bearing even date herewith in the principal sum of One hundred fifty thousand and 00/100's----- Dollars is \$ 150,000.00----- which sum, together with interest thereon as therein provided, is payable in monthly installments of One thousand seven hundred twenty-eight and 75/100's----- Dollars

(\$ 1728.75), commencing the 18th day of December 1986

which payments are to be applied, first, to interest, and the balance to principal, until said indebtedness is paid in full.

(2) any advances made by the Mortgagee to the Mortgagor, or his successor in title, for any purpose, at any time before the release and cancellation of this Mortgage, but at no time shall this Mortgage secure advances on account of said original note, together with such additional advances, if any, in excess of One hundred fifty thousand Dollars (\$ 150,000.00-----), provided that nothing herein contained shall be construed as limiting the amounts that shall be secured hereby when advanced to protect the security or in accordance with covenants contained in the Mortgage.

(3) The performance of all of the covenants and obligations of the Mortgagor to the Mortgagee, as contained herein and in said Note.

THE MORTGAGOR COVENANTS:

A. (1) To pay said indebtedness and the interest thereon as herein and in said note provided, on account of any agreement extending the date of payment thereof; (2) To pay when due and before any penalty attaches thereto all taxes, special taxes, special assessments, water charges, and sewer service charges against said property, including those herebefore due, and to furnish the Mortgagee, upon request, duplicate receipts therefor, and all such items extended against said property, shall be conclusively deemed valid for the purposes of this requirement; (3) To keep the improvements now or hereafter upon said premises insured against damage by fire and such other hazards as the Mortgagee may require to be included therein, and to provide public liability insurance and such other insurance as the Mortgagee may require, until said indebtedness is fully paid, or in case of foreclosure, until extinction of the period of redemption, for the full insurable value thereof, in such companies, through such agents or brokers, and in such form as shall be satisfactory to the Mortgagee. Such insurance policies shall remain with the Mortgagee during said period or periods, and contain the usual clause satisfactory to the Mortgagee making them payable to the Mortgagee, and in case of foreclosure sale payable to the holder of the certificate of sale, owner of any deficiency, any receiver or redemptioner, or any trustee in a deed pursuant to foreclosure, and in case of loss under such policies, the Mortgagee is authorized to adjust, collect and compromise, in its discretion, all claims thereunder and to execute and deliver on behalf of the Mortgagee, necessary drafts, checks, receipts, vouchers, releases and documents required to be signed by the insurance companies, and the Mortgagor agrees to sign, upon demand, all receipts, vouchers, and releases required of him to be signed by the Mortgagee in such purpose, and the Mortgagee is authorized to apply the proceeds of any insurance claim to the restoration of the property or under the indebtedness hereby incurred in its discretion. (4) Monthly payments shall continue until said indebtedness is paid in full. (5) Immediately after destruction or damage to commercial or residential property, to rebuild or restore the buildings and improvements now or hereafter on said premises, unless Mortgagee elects to apply the indebtedness secured thereby to the proceeds of any insurance covering such destruction or damage. (6) To keep said premises in good condition and repair, without waste, and free from any mechanical or other lien or claim of lien not expressly subordinated to the lien hereof. (7) Not to make, suffer or permit any unlawful use of or nuisance to exist on said property, not to diminish nor impair its value by any other omission to act. (8) To comply with all requirements of law with respect to Mortgaged premises and the use thereof. (9) Not to make, suffer or permit without the written permission of the Mortgagee being first had and obtained, all and any use of the property for any purpose other than that for which it is now used. (10) Any alterations of the improvements, apparatus, appurtenances, fixtures or equipment now or hereafter upon said property, or any purchase or 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 building or improvements on said property.

B. In order to provide for the payment of taxes, assessments, insurance premiums, and other annual charges upon the property securing this indebtedness, and other amounts required or accepted, I promise to pay to the Mortgagee a proportionate portion of the current year taxes upon the commencement of the loan and to pay monthly to the Mortgagee, in addition to the above payments, a sum estimated to be equivalent to one-twelfth of such items, which payments may, at the option of the Mortgagee, be held by him and commingled with other such funds or its own funds for the payment of such items. (1) be carried in a savings account and withdrawn to pay such items, (2) be credited to the unpaid balance of said indebtedness as received, provided that the Mortgagee advances upon this obligation sums sufficient to pay said items as the same accrue and become payable. If the amount estimated to be sufficient to pay said items is not sufficient to promptly pay the difference upon demand, if such sums are held or carried in a savings account, or escrow account, the same are hereby pledged to further secure this indebtedness. The Mortgagee is authorized to pay said items as charged or billed without further notice.

C. This mortgage contract provides for additional advances which may be made at the option of the Mortgagee and secured by this mortgage, and it is agreed that in the event of such advances the amount thereof may be added to the mortgage debt and shall increase the unpaid balance of the note hereby secured by the amount of such advance and shall be a part of said note indebtedness under all of the terms of said note and this contract as full as if a new such note and contract were executed and delivered. An Additional Advance Agreement may be given and accepted for such advance and provision may be made for different monthly payments and different interest rate and other changes modifications of the contract, but in all other respects this contract shall remain in full force and effect as to said indebtedness, including all advances.

D. That in case of failure to perform any of the covenants herein, Mortgagor may do on Mortgagee's behalf everything so covenanted, that said Mortgagee may also do any acts it may deem necessary to protect the lien hereof, that Mortgagor will repay upon demand any moneys paid or disbursed by 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 secured by this mortgage with the same priority as the original indebtedness 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 a obligation 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 the Mortgagee shall not incur any personal liability because of anything it may do or omit to do hereunder.

E. That it is the intent hereof to secure payment of said note and obligation whether the entire amount shall have been advanced to the Mortgagor at the date hereof, or at a later date, and to secure any other amounts or amounts that may be added to the mortgage indebtedness under the terms of this mortgage contract.

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THIS INSTRUMENT WAS PREPARED BY: BOX 218
CARMEN A. MESSINA
SECURITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF CHICAGO
1209 NORTH MILWAUKEE AVENUE CHICAGO ILLINOIS 60622
Date Chrtg. Zntralized
OFFICIAL SEAL

GIVEN under my hand and Notarized Seal this 18th day of October A.D. 1986

as the trustee for the uses and purposes herein set forth, including the release and waiver of all free and voluntary act, for the uses and purposes herein set forth, including the release and waiver of all

and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT
JOSEPH FARON and THERESE Z. FARON, his wife and STEVE PLEWA and ANNA PLEWA, his wife personally known to me to be the same person whose name
is subscribed to the foregoing instrument,

STATE OF ILLINOIS COUNTY OF COOK
I, The Under-signed, a Notary Public in

Steve Plerna (SEAL) *Steve Plerna* (SEAL) *Steve Plerna* (SEAL)

Joseph Baron (SEAL) *Joseph Baron* (SEAL) *Joseph Baron* (SEAL)

Anna Plerna (SEAL) *Anna Plerna* (SEAL) *Anna Plerna* (SEAL)

IN WITNESS WHEREOF, this mortgage is executed, sealed and delivered this

1. This section highlights potential and emerging trends associated with the long-term sustainability of energy systems.

1. The *U.S. Constitution* and *Bill of Rights* were adopted in 1789. The *U.S. Constitution* is the supreme law of the land. It is the fundamental law of the United States.

descriptions, needed to be addressed properly. These can be done by a series of short and brief descriptions of the characteristics of the species, and then on the properties of the substances under study.

and projects to a party with funds to buy them off, and no accountability and such people must be denied membership in any corporation or committee, and (d) to ascertain in each of cases of denial of membership in any corporation or committee, and (e) to ascertain if there has been any violation of the law.

Comparative analyses of the current and previous years' data revealed that the amount of the introduced species may be correlated with the amount of the introduced species.

H. THAT THE DIRECTOR, WHOSE NAME MAY BE MADE A PART OF THE AGREEMENT, OR OTHER MEMBERS OF THE BOARD, WHO MAY ACT AS TRUSTEES OR DIRECTORS IN CONSIDERATION THAT THEY ARE DEPUTIES OF THE DIRECTOR, MAY NOT BE HELD LIABLE FOR ANY PERSONAL LIABILITY WHICH MAY ACCRUE AS A RESULT OF THE PROVISIONS OF THE AGREEMENT.

Participants who completed the study were given a \$25 gift certificate to a local supermarket and a \$25 Amazon gift card.

C. The place is of the securities received and it shall be made in payment of any summable claim or debt now or at any time hereafter due.

SOURCE: IN THE NAME OF THE PARENTS, looking in the message content while playing with their children, parents may notice some changes in the behavior of their kids.

DEAR FRIENDS & FELLOW CITIZENS:—THE PUBLICATION OF THIS BOOK IS THE OUT-
COME OF A DEDICATED EFFORT TO CALL THE ATTENTION OF THE PEOPLE OF
CANADA AND OF THE WORLD TO THE SILENT OPPRESSION OF CANADIAN
PEOPLES BY THE GOVERNMENT OF CANADA.

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COOK COUNTY RECORDER
DEPT-01 RECORDING
#13-00
T#4944 T#872 #10 K-B6-492926
10-30-315-030

Lot 48 and 49 in Block 1 in Niles Villa, in subdivision of Lot 29 of subdivision by William West and others of part of Lots 1 and 18 of the assessors division of the Southwest fractional Quarter of Section 30, Township 41 North, Range 13, East of the Third principal meridian, in lot 8 of Jane Miranda's division (except part of lot 29 thereof) commencing at the Southwest corner of said lot 29 Northerly along the center line of the North branch of Waukegan Road 117.0 feet; 83 $\frac{1}{2}$ East 167.0 feet to the Northwest corner of lot 28 of said subdivision, South 127.38 feet on West line of said lot 28; thence West 16.0 feet to the center line of said North branch Road and to the place of beginning, in Cook County, Illinois.

Commonly known as: 7361 North Waukegan Road
Niles, Illinois 60648

Permanent Index Tax Number: 10-30-315-030

all
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Property of Cook County Clerk's Office

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