

UNOFFICIAL COPY

86558001

Mortgage

Loan No. 553 5011-01

(Corporate Form)

THIS INDENTURE WITNESSETH That the undersigned CRAGIN SERVICE CORP
a corporation organized and existing under the laws of the STATE OF ILLINOIS
hereinafter referred to as the Mortgagor, does hereby Mortgage and Warrant to

CRAGIN FEDERAL SAVINGS AND LOAN ASSOCIATION

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

LOT 125 IN DUFFLE BARRINGTON ESTATES UNIT TWO, BEING A SUBDIVISION
OF PART OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE
THIRD ERIE RIVER RAILROAD, IN COOK COUNTY, ILLINOIS.

PROPERTY INDEX NUMBERS

01-27-400-015-0000
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Together with all building improvements fixtures and appurtenances thereto, including the room including all apparatus, equipment
furniture, fixtures, whether in simple form or centrally controlled, and including telephone, water, light, power, refrigeration, air conditioning,
other services, and any other thing now or hereafter thereon or thereunder, whether in simple form or centrally controlled, including
screens, window shades, storm doors and windows, all necessary plumbing, heating, air conditioning, and water heaters, all of which are intended to
be used in connection with the property, and all other improvements, fixtures, and appurtenances thereto, and also together with all contents and the rents,
issues, and profits, and proceeds, which are hereby assigned, conveyed, and mortgaged to the Mortgagee, whether now or hereafter to be com-
pounded as provided herein, the Mortgagee is hereby assigned to the right of all mortgages, lienholders and owners paid off by the proceeds of the loan hereby
secured.

TO HAVE AND TO HOLD to the Mortgagee, its assigns, heirs, successors, administrators, assigns, and with all the rights
and privileges thereon, being exempt from the usual and ordinary claims of creditors, from all rights and benefits under the homestead, exemption
and other laws, from all claims and rights and benefits, and Mortgagee is hereby advised and consents.

TO SECURE

for the payment of a Note executed by the Mortgagor to the order of the Mortgagee bearing on date herewith in the principal sum of
ONE THOUSAND FOUR HUNDRED AND SEVENTY FIVE DOLLARS AND NO CENTS (\$1,475.00) Dollars
which Note is payable

(b) for seventeen months after the date hereof, and thereafter until a final
payment of the same is made, according to the provisions of said Note, together
with all late charges and interest thereon, and all
charges, expenses, and penalties of any kind which may
have accrued thereon on or before the last day of MARCH 1980.

to any advance made by the Mortgagee to the Mortgagor, or to the use of any funds for any purpose at any time before the release and cancellation of
this Mortgage, but not to exceed the Mortgagee's original principal Note together with all late charges and advances, in a sum in
whole of ONE THOUSAND FORTY TWO THOUSAND AND NO CENTS (\$1,420,000.00) Dollars,
provided that nothing herein contained shall be considered as limiting the amounts that shall be secured hereby when advances to protect the security or in
accordance with covenants contained in the Mortgage.

to 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:

As to the premises hereunto mortgaged, the Mortgagor covenants and agrees, with the exceptions hereinafter provided, according to any agreement extending the term of pay-
ment hereof, to pay when due, and to forepay, the principal and interest thereon, together with all taxes, special taxes, special assessments, water charges, sewer service charges,
and all annual assessments, taxes, and property charges, including those levied on the premises, and to furnish Mortgagee, upon request, duplicate receipts therefor,
and all such items extended against the property shall be deemed to have been paid for the purpose of this requirement. (b) To keep the improvements now or
hereafter upon the premises insured against damage by fire and all other hazards as the Mortgagee may require to be insured against, 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 expiration of the

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MORTGAGE

LANDIN SERVICE CORP.

to

CRAGIN FEDERAL SAVINGS AND LOAN
ASSOCIATION

PROPERTY AT:

LOT 123 REVERE DRIVE
821 BARRINGTON, ILLINOIS 60010

Loan No. 01- 38119-04

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Property of Cook County Clerk's Office

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DEPT-01 \$13.00
TRAM 0182 11/24/86 12:05:00
#2614 # B *-86-558001
COOK COUNTY RECORDER

UNOFFICIAL COPY

State of Illinois, County of Cook, ss. I, Notary Public, do hereby certify that the foregoing is a true and correct copy of the original instrument filed in my office on this 17th day of October, 1966, at Chicago, Illinois. My commission expires on the 17th day of October, 1967.

It is the intent of the instrument of foreclosure proceeding hereunder, the court in which such bill is filed may at any time, either before or after sale and with or without the Mortgagee or any party claiming under him, and without regard to the absence of the Mortgagee or the then value of said premises, to sell the premises and the proceeds therefrom for the benefit of the equity of redemption as a homestead, appoint a receiver with power to manage and vent and to collect the rents, issues and profits of said premises during the pendency of such foreclosure suit and the statutory period of redemption, and such rents, issues and profits, when so collected, may be applied before as well as after the sale towards the payment of the said reduced costs, taxes, insurance or other items necessary for the protection and preservation of the property, including the expense of such receivership or on any deficiency decree whether there be a deficiency or not, and the receiver so appointed shall continue in possession until the expiration of the full period allowed by statute for redemption, whether there be redemption or not, and until the issuance of deed on said sale, but if no deed be issued, until the expiration of the statutory period during which a bill may be issued and a receiver of said premises shall be notified by the appointment or entry in possession of a receiver but he may elect to terminate his receivership at the end thereof.

That each right, power and remedy herein conferred upon the Mortgagee is cumulative of every other right or remedy of the Mortgagee, whether herein or elsewhere provided, and may be enforced concurrently therewith that no waiver by the Mortgagee of performance of any covenant herein or in said instrument shall constitute a discharge of any instrument, affect the right of Mortgagee to require or enforce performance of the same or any other of said covenants that wherever the context hereof requires, the masculine gender, as used herein, shall include the feminine and the neuter and the singular number as used herein shall include the plural, that all rights and obligations under this mortgage shall extend to and be binding upon the respective heirs, executors, administrators, successors and assigns of the Mortgagee, and the successors and assigns of the Mortgagee, and that the power herein mentioned may be exercised as often as may be necessary therefor.

The Mortgagor hereby waives any and all rights of redemption from sale under any order or decree of foreclosure or this mortgage

IN WITNESS WHEREOF, the Mortgagor has caused these presents to be signed by its

President, and its corporate seal to be hereunto affixed and attested by its Secretary,

this 17th day of October, A.D., 1966, pursuant to authority given by resolution duly passed by the Board of Directors of said Corporation

ATTEST: *Thomas D. John* Secretary By *Robert L. Service* President

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 ROBERT L. SERVICE

personally known to me to be the President of RADIUM SERVICE CORP.

a corporation, and *Walter J. Johns* personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such officers, they signed and delivered the said instrument as such officers of said corporation and caused the corporate seal of said corporation to be affixed thereto, pursuant 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 corporation, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal, this 17th day of October, A.D. 1966

Carl A. Anderson Notary Public

MY COMMISSION EXPIRES (- 4-87)

THIS INSTRUMENT WAS PREPARED BY *Walter J. Johns* OF *FEDERAL FEDERAL SAVINGS AND LOAN ASSOCIATION*, 1000 WEST FULLERTON AVENUE, CHICAGO, ILLINOIS 60639

It is understood, agreed and assumed that the interest on each disbursement shall be computed and shall be payable from the actual date on which such disbursement or respective advance of the proceeds of the loans evidenced by the note secured by this mortgage was made by the association from time to time during the progress of the construction of the building situated upon the premises hereto described all in conformity with the rules and regulations of the association applicable to governing and controlling loans currently in force or which may be adopted hereafter in said respect.

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