

# UNOFFICIAL COPY

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Prepared by and mail to:  
Stephen DiMee  
First National Bank of  
Schiller Park  
4159 Old River Road  
Schiller Park, Illinois 60176

FIRST NATIONAL BANK OF SCHILLER PARK  
4159 Old River Road - Schiller Park, Illinois 60176  
Telephone (312) 678-0030

## MORTGAGE

HV

THIS INDENTURE WITNESSETH: That the undersigned, Chicago Title and Trust Company as Trustee  
under Trust Agreement dated December 10, 1981 and known as Trust #1081135 of the  
City of Chicago County of Cook State of Illinois, hereinafter referred to  
as the Mortgagor, does hereby Mortgage and Warrant to

FIRST NATIONAL BANK OF SCHILLER PARK a national  
banking association organized and existing under the laws of the United States, hereinafter referred to as the Mortgagee, the follow-  
ing real estate, situated in the County of Cook in the State of Illinois, to wit:

SUB-LOTS 1 AND 2 OF CANAL TRUSTEES' SUBDIVISION OF LOT 8 AND SUB-LOTS 1 AND 2 OF LOT 9  
IN BLOCK 11 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO, IN SECTION 15, TOWNSHIP 39 NORTH,  
RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 524 S. Wabash, Chicago, Illinois 60605

Permanent Index Number: 17-15-110-019-0000

17-15-110-020-0000

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C.B.O.

TOGETHER with all buildings, improvements, fixtures or appurtenances now or hereafter erected thereon, including all appa-  
ratus, 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 installed therein or thereon, including, but  
not limited to, screens, window shades, storm doors and windows, floor coverings, screen doors, built-in beds, awnings, stoves, built-in  
ovens, water heaters, washers, dryers and disposal units all of which are declared to be a part of said real estate whether physically  
attached thereto or not.

TOGETHER with the rents, issues and profits thereof which are hereby assigned, transferred and set over unto the Mortgagee,  
whether now due or which may hereafter become due under or by virtue of any lease whether written or verbal, or any agreement for  
the use or occupancy of said property, or any part or parts thereof, which may have been heretofore, or may be hereafter made or  
agreed to, or which may be made and agreed to by the Mortgagee under the power herein granted to it; it being the intention hereby to  
establish an absolute transfer and assignment to the Mortgagee of all such leases and agreements existing or to hereafter exist for said  
premises, and to use such measures, legal or equitable, as in its discretion may be deemed proper or necessary to enforce the pay-  
ment or security of such avails, rents, issues and profits, or to secure and maintain possession of said premises, or any portion thereof,  
and to fill any and all vacancies and to rent, lease or let any portion of said premises to any party or parties, at its discretion, with power  
to use and apply said avails, issues and profits to the payment of all expenses, care and management of said premises, including taxes  
and assessments, and to the payment of any indebtedness secured hereby or incurred hereunder.

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

Upon payment of the obligation hereby secured, and performance of all obligations under this mortgage and the note secured by  
it, said note shall be marked paid and delivered to the maker of his assignment, together with his mortgage duly cancelled. A reasonable  
fee shall be paid for cancellation and release.

### TO SECURE:

1. The payment of a note and the performance of the obligation therein contained, executed and delivered concurrently herewith  
by the Mortgagor to the Mortgagee in the sum of Seven Hundred Fifty Thousand and No/100  
Dollars, which is payable as provided in said note until said indebtedness is paid in full.

2. Any additional advances made by the Mortgagee to the Mortgagor, or its successors in title, prior to the cancellation of this  
mortgage, provided that this mortgage shall not at any time secure more than None  
Dollars, plus any advance necessary for the protection  
of the security, interest and cost; and

3. All of the covenants and agreements in said note (which is made a part of this mortgage contract) and this mortgage.

### A. THE MORTGAGOR COVENANTS:

(1) To pay all taxes, assessments, hazard insurance premiums and other charges when due; (2) keep the improvements now or  
hereafter upon said premises insured against damage by fire, windstorm and such other hazards or liability as the Mortgagee may  
require to be insured against until said indebtedness is fully paid, or in case of foreclosure, until expiration of the period of redemption,  
for the full insurance value thereof, in such companies 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 making them payable to the Mort-  
gagee, and in case of foreclosure sale payable to the owner of the certificate of sale; and in case of loss, the Mortgagee is authorized to  
adjust, collect and compromise, in its discretion, all claims under such policies, and the Mortgagor agrees to sign, upon demand, all  
receipts, vouchers and releases required of him by the insurance companies; the Mortgagee is authorized in its discretion to apply the  
proceeds of any such insurance to the discharge of any obligation insured against, to a restoration of the property or to the indebted-  
ness of the Mortgagor and any application to the indebtedness shall not relieve the Mortgagor from making monthly payments until the  
debt is paid in full; (3) to apply for, secure, assign to Mortgagee and carry such disability insurance and life insurance as may be re-  
quired by Mortgagee in companies acceptable to Mortgagee, and in a form acceptable to it, and such disability insurance may be re-  
quired in an amount not in excess of payments necessary to pay the sums secured by this mortgage and such life insurance may be  
required in an amount not in excess of the unpaid balance of the debt secured by this mortgage; (4) not to commit or suffer any waste  
of such property, and to maintain the same in good condition and repair; (5) to promptly pay all bills for such repairs and all other ex-  
penses incident to the ownership of said property in order that no lien or mechanics or materialmen shall attach to said property; (6) not  
to suffer or permit any unlawful use of or any nuisance to exist upon said property; (7) not to diminish or impair the value of said prop-  
erty or the security intended to be affected by virtue of this mortgage by any act or omission to act; (8) to appear in and defend any  
proceeding which in the opinion of the Mortgagee affects its security hereunder, and to pay all costs, expenses and attorney's fees  
incurred or paid by the Mortgagee in any proceeding in which it may participate in any capacity by reason of this mortgage; (9) that the  
mortgaged premises will at all times be maintained, repaired and operated in accordance with the Building, Fire, Zoning, Health and  
Sanitation Laws and Ordinances of any governmental board, authority or agency having jurisdiction over the mortgaged premises; (10)  
not to suffer or permit without the written permission or consent of the Mortgagee being first had and obtained; (a) any use of said  
property for a purpose other than that for which the same is now used; (b) any alterations, additions to, demolition or removal of any of  
the improvements, apparatus, fixtures or equipment now or hereafter upon said property; (c) a purchase upon 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  
improvement upon said property; (d) a sale, assignment or transfer of any right, title or interest in and to said property or any portion  
thereof, or any of the improvements, apparatus, fixtures or equipment which may be found in or upon said property.

### THE MORTGAGOR FURTHER COVENANTS

(1) That in case of his failure to perform any of his covenants herein, the Mortgagee may do on behalf of the Mortgagor every  
thing so covenanted that said Mortgagee may also do any act it may deem necessary to protect the lien of this mortgage, and that the

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Box 333

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Notary Public

A.D. 19\_\_

GIVEN under my hand and notarial seal this \_\_\_\_\_ day of \_\_\_\_\_ and delivered the said instrument as \_\_\_\_\_ and voluntarily, for the uses and purposes therein set forth including the release and waiver of the right of homestead \_\_\_\_\_ signed, sealed and subscribed to the foregoing instrument appeared before me this \_\_\_\_\_ day of \_\_\_\_\_ personally known to me to be the same person or persons whose names \_\_\_\_\_ in the State aforesaid, DO HEREBY CERTIFY THAT \_\_\_\_\_ a Notary Public in and for said County, \_\_\_\_\_ County of \_\_\_\_\_ State of Illinois

(SEAL) (SEAL) (SEAL) (SEAL) (SEAL)

A.D. 19\_\_

IN WITNESS WHEREOF, each of the undersigned has hereunto set his hand and seal this \_\_\_\_\_ day of \_\_\_\_\_

9. The undersigned hereby waives any and all rights of redemption from sale under order of decree of foreclosure of this Mortgage on its own behalf and on behalf of the Trust Estate and all persons beneficially interested therein and every person, except decree or judgment creditors of Undersigned, who has acquired any interest in or title to the premises subsequent to the date of this Mortgage.

Mortgagee will immediately repay any money paid or disbursed by the Mortgagee for any of the above purposes, and such money 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 and may be included in any decree for foreclosure and be paid out of the rents or proceeds of the 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 money in that behalf as above authorized, but nothing herein contained shall be construed as requiring the Mortgagee to advance any money for any purpose not to do any act hereunder, that the Mortgagee shall not incur personal liability because of anything it may do or omit to do hereunder;

(2) That in the event the ownership of said property or any part thereof becomes vested in a person or entity other than the Mortgagee, the Mortgagee may, without notice to the Mortgagee, deal with such successor or successor in interest with reference to this mortgage and the debt hereby secured in the same manner as the Mortgagee, and may forebear to sue or may extend time for payment of the debt secured hereby without discharging or in any way attaching the liability of the Mortgagee hereunder or upon the debt hereby secured;

(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 any extension or renewal thereof, or if proceedings be instituted to enforce any other lien or charge upon any said property, or upon the filing of a proceeding in bankruptcy by or against the Mortgagee, or if the Mortgagee shall make an assignment for the benefit of creditors or if the property of the Mortgagee be placed under control of or in custody of any court, or if the Mortgagee abandon any of said property, or if the Mortgagee shall sell said property under a contract for deed, then and in any of said events, the Mortgagee is hereby authorized and empowered, at its option, and without attaching the lien hereby created or the priority of said lien or any right of the Mortgagee hereunder, to declare, without notice, all sums secured hereby immediately due and payable, whether or not such default be remedied by the Mortgagee, and apply toward the payment of said mortgage indebtedness any indebtedness of or such default to the Mortgagee, and said Mortgagee may also immediately proceed to foreclose this mortgage.

4. When the indebtedness hereby secured shall become due whether by acceleration or otherwise, Mortgagee shall have the right to foreclose the lien hereof, in any suit to foreclose the lien hereof, there shall be allowed and included as additional indebtedness against a fee, a charge, a lien, or other expense which may be paid or incurred by or on behalf of Mortgagee for attorneys' fees, appraisers' fees, a charge for documentary and expert witness, and other expenses, publication costs and costs (which may be estimated as to items to be expended after entry of the decree) or producing all such abstracts of title, title searches, and examinations, title insurance policies, loans certificates, and similar data and assurances with respect to title as Mortgagee may deem to be reasonably necessary either to procure such suit or to evidence to bidders at any sale which may be had pursuant to such decree the true condition of the title to or the value of the premises. All expenditures and expenses of the nature in this paragraph mentioned shall become so much additional indebtedness secured hereby and immediately due and payable, with interest thereon at the highest rate permitted by Illinois law, when paid or incurred by Mortgagee in connection with (a) any proceeding, including probate and bankruptcy proceedings, to which the Mortgagee shall be a party, either as plaintiff, claimant or defendant, by reason of this mortgage or any indebtedness hereby secured; or (b) proceedings for the commencement of any suit for the foreclosure hereof after accrual of such right to foreclose whether or not actually commenced; or (c) preparations for the defense of any actual or threatened suit or proceeding which might affect the premises or the security hereof.

5. The proceeds of any foreclosure sale of the premises shall be distributed and applied in the following order of priority: First, an account of all costs and expenses incident to the foreclosure proceedings, including all such items as are mentioned in the preceding paragraph hereof; second, all other items which under the terms hereof constitute secured indebtedness additional to that evidenced by the note, with interest thereon as herein provided; third, all principal and interest remaining unpaid on the note; fourth, any overplus to Mortgagee, the heirs, legal representative or assign of the Mortgagee, as their rights may appear.

6. Upon or at any time after the filing of a complaint to foreclose this mortgage the court in which such complaint is filed may appoint a receiver of said premises. Such appointment may be made either before or after sale, without notice, without regard to the solvency or insolvency of Mortgagee at the time of application for such receiver and without regard to the value of the premises or whether the same shall be then occupied as a homestead or not, and the Mortgagee may be appointed as such receiver. Such receiver shall have power to collect the rents, issues and profits of said premises during the pendency of such foreclosure suit and, in case of a sale and a deficiency, during the full statutory period of redemption, whether there be redemption or not, as well as during any further times when Mortgagee, except for the intervention of such receiver, would be entitled to collect such rents, issues and profits, and all other powers which may be necessary or are usual in such cases for the protection, possession, control, management and operation of the premises during the whole of said period. The court from time to time may authorize the receiver to apply the net income in his hands in payment in whole or in part of: (1) The indebtedness secured hereof, or by any decree foreclosing this mortgage, or any tax, special assessment or other lien which may be or become superior to the lien hereof or of such decree, provided such application is made prior to foreclosure sale; (2) the deficiency in case of a sale and deficiency.

7. That each right, power and remedy herein conferred upon the Mortgagee is cumulative of every other right or remedy of the Mortgagee, whether hereof or by law conferred, and may be enforced, concurrently therewith, that no waiver by the Mortgagee of performance of any covenant herein or in said obligation contained shall thereafter in any manner affect the right of Mortgagee, to require enforcement of the same or any other of said covenants; that wherever the contract hereof requires, the masculine gender, as used herein, shall include the feminine, 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 on the respective heirs, executors, administrators, successors and assigns of one or more of them, then the Mortgagee after such transfer of title shall have the right to adjust the annual rate of interest to be paid in accordance with the terms of the note secured hereunder, Whenever the Mortgagee, or its successors or assigns, shall increase the rate of interest in accordance with the foregoing provision, it shall give written notice specifying the new rate; and the effective date of any such increase shall be the date of such transfer or conveyance.

8. That in the event title shall be conveyed to any person or persons, firm, trust or corporation, other than the undersigned or any personally known to me to be the same person or persons whose names \_\_\_\_\_ in the State aforesaid, DO HEREBY CERTIFY THAT \_\_\_\_\_ a Notary Public in and for said County, \_\_\_\_\_ County of \_\_\_\_\_ State of Illinois

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