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(Corporate Trustee Form)

THIS INDENTURE WITNESSETH: That the undersigned

FIRST STATE BANK & TRUST COMPANY OF
FRANKLIN PARK

a corporation organized and existing under the laws of the State of Illinois not personally but as Trustee under the provisions of a Deed or Deeds in trust duly recorded and delivered to the undersigned in pursuance of a Trust Agreement dated December 30th, 1985 and known as trust number 7123, hereinafter referred to as the Mortgagor, does hereby Mortgage and Warrant to

SECURITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF CHICAGO

12.00

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!!!

LOT 1 in Ida Ortlepp Subdivision of Lots. 20, 21, 22, 23, in Block 25 in Ogden Addition to Chicago in the North East quarter of Section 8, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

PERMANENT TAX No. 17-08-237-012 pl 1160 W. Glandore.

TO HAVE & APPURTENANT, equipment, fixtures, or article services, and all window shades, hereby declared said premises will be mortgaged to the Mortgagee for the sum of \$210,000.00.

privileges thereon valuation laws of

LOT 2 in Ida Ortlepp Subdivision of Lots. 20, 21, 22, 23, in Block 25 in Ogden Addition to Chicago in the North East quarter of Section 8, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

appurtenant, equipment, fixtures, or article services, and all window shades, hereby declared to be and are issued and profits of provided herein.

with all the rights and

read, exemption and

Dollars

TO SECURE PERMANENT TAX No. 17-08-237-011 AP 86018586

(1) the payment of Two

LOT 3 in Ida Ortlepp's Subdivision of Lots. 20, 21, and 22 and 23 in Block 25 in Ogden's Addition to Chicago in the North East quarter of Section 8, Township 39 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois.

monthly installments of

Dollars

PERMANENT TAX No. 17-08-237-010 E

.19 86*

(\$ 2,592.56), commencing the 1st day of February,

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 its successor in title, for any purpose, at any time before the release and cancellation of this Mortgage, but at no time shall this Mortgagee secure advances on account of said original Note together with such additional advances, in a sum in excess of TWO

Hundred Ten Thousand and 00/100's----- Dollars (\$ 210,000.00) provided that nothing herein contained shall be considered 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.

*Except that a final payment of principal and interest shall be due on the 15 day of February, 1999

THE MORTGAGOR COVENANTS:

A. (1) To pay said Indebtedness and the Interest thereon as herein and in said note provided, or according to any agreement extending the time 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 heretofore due, and to furnish Mortgagee, upon request, duplicate receipts therefor, for all such items standing against said property, until so conclusively deemed valid for the purpose of this requirement; (3) To keep said improvements new or unrepaired, upon said premises insured against damage by fire, and such other hazards as the Mortgagee may require, to be insured against, to provide public liability insurance and such other insurance as the Mortgagor may require, until said indebtedness is fully paid, or in case of foreclosure, until restoration of the property to the condition it was in prior to the date of foreclosure, unless the Mortgagor, such insurance policies shall remain with the Mortgagor 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 owner of the certificate of sale, owner of any deficiency, any reciver or redemptioner, or any other person in a deed pursuant to foreclosure; and in case of loss under such policies, the Mortgagor is authorized to adjust, collect and compromise, in its discretion, all claims thereunder and to execute and deliver on behalf of the Mortgagor all necessary proofs of loss, receipts, vouchers, releases and acquittances 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 for such purpose; and the Mortgagor is authorized to apply the proceeds of any insurance claim to the restoration of the property or upon the indebtedness, he may secure in its discretion, but monthly payments shall continue until said Indebtedness is paid in full; (4) Immediately after destruction or damage, to commence and promptly complete the rebuilding or restoration of buildings and improvements now or hereafter on said premises, unless Mortgagee elects to apply on the indebtedness secured hereby the proceeds of any insurance covering such destruction or damage; (5) To keep said premises in good condition and repair, without waste, and free from any mechanic's or other lien or claim of lien not expressly subordinated to the lien hereof; (6) Not to make, 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 of omission to act; (7) To comply with all requirements of law with respect to mortgaged premises and the use thereof; (8) Not to make, suffer or permit, without the written permission of the Mortgagee being first had and obtained, (a) any use of the property for any purpose other than that for which it is now used, (b) any alterations of the improvements, apparatus, appurtenances, fixtures or equipment now or hereafter upon said property, (c) any purchase on conditional sale, lease or agreement under which title is reserved in the vendor, or any apparel, fixtures or equipment to be placed in or upon any buildings or improvements on said property; (8) To complete within a reasonable time any buildings or improvements now or at any time in process of erection upon the premises.

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 insurance required or accepted, the undersigned promises to pay to the Mortgagee a pro rata portion of the current year taxes upon the disbursement 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, (a) be held by it and commingled with other such funds or its own funds for the payment of such items; (b) be carried in a savings account and withdrawn by it to pay such items; or (c) 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, the undersigned promises to 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 inquiry.

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 fully 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 a different interest rate and other express 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, Mortgagee may do on Mortgagor's behalf everything so covenanted; that said Mortgagee may also do any act 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 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 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 amount or amounts that may be added to the mortgage indebtedness under the terms of this mortgage contract;

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

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G. That time is of the essence hereunder, and it shall be made in default of any covenant, usual, contained, or making any payment under said note or obligation, or any extension or renewal thereof, if proceedings instituted to enforce any other lien or charge upon any of said property, or upon the filling of a proceeding in bankruptcy, by, or against, the Mortgagor, or if the Mortgagor shall make an assignment for the benefit of his creditors, or if his property be placed under control of, or in custody of, an agent, or if the Mortgagor abandon, or sell, or part with, or, in any event, or by the filing of a suit to condemn all, or part of, the said property, then and in any of said events, the Mortgagor 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, the Mortgagee hereunder, to declare, without notice, all sums secured hereby immediately, due and payable, whether or not such default be remedied by Mortgagor, and apply toward the payment of said mortgage indebtedness any indebtedness of the Mortgagor 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 on which without offering the several parts separately:

H. That the Mortgagor may employ counsel for advice or other legal service at the Mortgagor's discretion in connection with any dispute as to the title, history, secured, or the lien of this instrument, or any litigation to which the Mortgagor may be made a party on account of this lien, or which may affect the title to the property securing the indebtedness hereby secured or which may affect said debt or lien and any reasonable attorney's fees so incurred shall be added to include a part of the debt hereby secured; Any costs and expenses reasonably incurred in the foreclosing of this mortgage and sale of the property securing the same and in connection with any other dispute or litigation affecting said debt or lien, including reasonably estimated amounts to conclude the transaction, shall be included to and be a part of the debt hereby secured. All such amounts shall be payable by the Mortgagor to the Mortgagee on demand, and if not paid shall be included in any decree or judgment as a part of said mortgage debt and shall include interest at the highest contract rate, or if no such contract rate then at the legal rate, in the event of a foreclosure sale of said premises there shall first be paid out of the proceeds thereof all of the aforesaid amounts, then the entire indebtedness which is due and payable by the terms hereof or not and the interest due thereon up to the time of such sale, and the overplus, if any, shall be paid to the Mortgagor, and the purchaser shall not be obliged to see to the application of the purchase money.

I. In case the mortgaged property, or any part thereof, shall be taken by condemnation, the Mortgagor is hereby empowered to collect and recover all compensation which may be paid for any property taken or for damages to any property not taken; and all condemnation compensation so received shall be forthwith applied by the Mortgagor as it may elect, to the immediate reduction of the indebtedness secured hereby, or to the repair and restoration of any property so damaged, provided that any excess over the amount of the indebtedness shall be delivered to the Mortgagor or his assignee.

J. All easements, rents, issues and profits of said premises are pledged, assigned and transferred to the Mortgagor, whether now due or hereafter to become due, under, or by virtue of, any lease or agreement for, the use or occupancy of said property, or any part thereof; whether said lease or agreement be written or verbal, and it is the intention hereof (a) to pledge said rents, issues and profits on a parity with said real estate and not secondarily; and (b) such pledge shall not be deemed merged in any foreclosure decree; and (b) to establish an absolute transfer and assignment to the Mortgagor of all such leases and agreements and all the easements thereunder, together with the right, in case of default, either before or after foreclosure, to enter upon and take possession of, manage, maintain and operate said premises, or any part thereof, make leases for terms deemed advantageous to it; terminate or modify existing or future leases; collect said easements, rents, issues and profits, regardless of when earned, and use such measures whether legal or equitable as it may deem proper to enforce collection thereof; employ, renting agents or other persons, after or before, said premises, buy, furnishings and equipment therefor when it deems necessary, purchase adequate fire and extended coverage and other forms of insurance as may be deemed advisable; and in general exercise all powers ordinarily incident to absolute ownership; advance or borrow money necessary for any purpose herein stated, to secure which a lien is hereby created on the mortgaged premises and on the income therefrom which liens prior to the lien of any other indebtedness hereby secured, and out of the income, retain reasonable compensation for itself, pay insurance premiums, taxes and assessments; and all expenses of every kind, including attorney's fees, incurred in the exercise of the powers herein given, and from time to time apply any balance of income not, in its discretion, needed for the aforesaid purposes, first on the interest and then on the principal of the indebtedness hereby secured; before or after any decree of foreclosure, and on the deficiency in the proceeds of sale, if any, whether there be decree in personam thereon or not. Whenever all of the indebtedness secured hereby is paid, and the Mortgagor, in its sole discretion, feels that there is no substantial uncorrected default in performance of any of the Mortgagor's agreements herein, the Mortgagor, on satisfactory evidence thereto, shall relinquish possession and pay to Mortgagor any surplus income in its hands. The possession of Mortgagor may continue until all indebtedness secured hereby is paid in full or until the delivery of a Deed pursuant to a decree of foreclosure thereof, but if no Deed be issued, then until the expiration of the statutory period during which it may be issued, Mortgagor shall have power to have the discretionary power at any time to refuse to take or to abandon possession of said premises without affecting the lien hereof; Mortgagor shall have all powers if any, which it might have had without this paragraph; No suit shall be sustainable against Mortgagor based upon acts of omission relating to the subject matter of this paragraph unless commenced within sixty days after Mortgagor's possession ceases.

K. That upon the concurrence of any foreclosure proceeding hereunder, the court in which such bill is filed may, at any time, either before or after sale, and without notice to the Mortgagor, or any party claiming under him, and without regard to the solvency of the Mortgagor or the then value of said premises, or whether the same shall then be occupied by the owner, or the equity of redemption as a homestead, appoint a receiver with power to manage and rent 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 collected, may be applied, before as well as after, the Master's sale, towards the payment of the indebtedness, costs, taxes, insurance, or other items necessary for the protection and preservation of the property. Including the expenses of such receivership, or on any deficiency, decree whether there be a decree thereafter in personam or not, and if a receiver shall be appointed he shall remain in possession until the expiration of the full period allowed by statute for redemption, whether there be redemption or not; and until the original decree in case of sale, but if no deed be issued, until the expiration of the statutory period during which it may be issued and no lease of said premises shall be nullified by the appointment or entry in possession of a receiver but he may elect to terminate any lease junior to the lien hereof.

L. That each right, power and remedy herein conferred upon the Mortgagor is cumulative of every other right or remedy of the Mortgagor, whether herein or by law conferred, and may be enforced concurrently therewith; that no waiver by the Mortgagor of performance of any covenant herein, or in said obligation contained, shall thereafter in any manner affect the rights of Mortgagor to require or enforce performance of the same or any other of said covenants; that wherever the context hereof requires, the masculine gender, etc., or plural, shall include the feminine and the neuter and the singular number, or 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 Mortgagor, and the successors and assigns of the Mortgagee; and that the powers herein mentioned may be exercised as often as occasion therefor arises.

M. The corporate Trustee named herein being duly authorized to do so by the trust instrument or by any persons having a power of direction over the Trustee does hereby waive any and all rights of redemption from sale under any order or decree foreclosing this mortgage, unless this mortgage, at the time of the execution hereof, covers any land which is improved with dwelling for not more than four families or is given to secure a loan to be used in whole or in part, to finance the construction of a dwelling for not more than four families or is used or intended to be used for agricultural purposes.

N. The right is hereby reserved by the Mortgagor to make a partial release or releases of the mortgaged premises hereunder without notice to, or the consent, approval or agreement of other parties in interest, including junior encumbrancers, which partial release or releases shall not impair in any manner the validity or priority of this mortgage on the mortgaged premises remaining; nor release any grantor, co-signer, surety or endorser from personal liability for the indebtedness hereby secured.

O. This mortgage is executed by the undersigned 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 said undersigned hereby warrants that he possesses full power and authority to execute this instrument; and it is expressly understood and agreed that nothing herein or in said note contained shall be construed as creating any liability on the said undersigned, either individually or as Trustee aforesaid, personally to pay the said note and interest that may accrue hereon, or any indebtedness accruing hereunder, or to perform any covenant, either express or implied herein contained, all such liability, if any, being absolutely waived by the Mortgagor and by every person now or hereafter claiming any right or security hereunder, and that so far as the undersigned, either individually or as Trustee aforesaid, or its successors personally are concerned, the legal holder or holders of said note and the owner or owners of any indebtedness according thereto, shall look solely to the promisee hereby conveyed for the payment thereof, by the enforcement of the lien hereby created in the manner herein and in so far as provided or by action to enforce the personal liability of the grantor, co-signer, surety, or endorser, if any.

IN WITNESS WHEREOF, the undersigned corporation, not personally but as Trustee as aforesaid, has caused these presents to be signed by its

Ass't Vice President, and its corporate seal to be hereunto affixed and attested by its Ass't Trust Officer Screamed this
Officer

—2nd day of January A.D. 19 86

FIRST STATE BANK & TRUST COMPANY OF FRANKLIN PARK

As Trustee as aforesaid and not personally

ATTEST: *Evelyn D. Bradford* BY *John P. Evans*, Ass't Vice President

Evelyn D. Bradford, Assistant Secretary
Trust Officer

STATE OF Illinois ss.
COUNTY OF Cook

I, the undersigned

Ruth L. Hurt

a Notary Public in

and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT

John P. Evans,

personally known to me to be the Ass't Vice President of First State Bank & Trust Company of Franklin Park

corporation, and Evelyn D. Bradford personally known to me to be the Ass't Trust Officer 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

9th

day of

January

A.D. 19 86

COUNTY, ILLINOIS
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Ruth L. Hurt

Notary Public

My commission expires Feb. 27, 1987

THIS INSTRUMENT WAS PREPARED BY: BOX 278

Mary L. Montanez

SECURITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF CHICAGO

1209 NORTH MILWAUKEE AVENUE

CHICAGO, ILLINOIS 60622

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