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DUK COUNTY, ILLINOIS
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FOR CONVENTIONAL LOAN

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This Indenture Witnesseth: That the undersigned,

RAUL MONREAL AND SOLEDAD MONREAL, HIS WIFE IN JOINT TENANCY
.....
of CHICAGO County of . . COOK State of Illinois,
hereinafter referred to as the Mortgagors, do hereby convey and Warrant to

PEOPLES FEDERAL SAVINGS AND LOAN ASSOCIATION OF CHICAGO

a corporation duly organized and existing under and by virtue of 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 16 IN BLOCK 1 IN WALKER'S DOCK ADDITION TO CHICAGO, IN SECTION 30
TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN
COOK COUNTY, ILLINOIS

COMMONLY KNOWN AS: 1653 W. Cermak Road, Chicago, IL 60608

PERMANENT INDEX # 17-30-203-003 78

Together with all the buildings and improvements now or hereafter erected thereon, including all gas and electric fixtures, plumbing apparatus, motors, boilers, furnaces, ranges, refrigerators, air conditioners and all apparatus and fixtures of every kind, whether used for the purpose of supplying or distributing heat, refrigeration, light, water, air, power, or otherwise now in or which hereafter may be placed in any building or improvement upon said property (all the foregoing are declared to be part of said real estate, whether physically attached thereto or not); together with the rents, issues and profits of every name, nature and kind. It being the intention hereby to establish an absolute transfer and assignment to the Mortgagee of all leases and avails of said premises and the furnishings and equipment therein. Such rents, issues and profits shall be applied first to the payment of all costs and expenses of acting under such assignment, and second to the payment of any indebtedness then due 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 the Homestead Exemption Laws of the State of Illinois, which said rights and benefits said Mortgagors do hereby release and waive.

This mortgage is given to secure:

(1) The performance by the Mortgagors of the covenants herein contained.

(2) 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 SIXTEEN THOUSAND EIGHT HUNDRED AND NO/100 Dollars (\$16,800.00 . . .), which note, together with interest thereon as provided by said note, is payable in monthly installments of TWO HUNDRED ONE AND .65/100 Dollars (\$201.65 . . .) on the FIRST . . . day of each month commencing with MARCH 1986 . . . until the entire sum is paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of FEBRUARY 1, 2001 R.M. S.M.

A. THE MORTGAGORS COVENANT:

(1) That the word "indebtedness" as herein used shall include all sums owed or agreed to be paid to the Mortgagee, its successors and assigns by the Mortgagors or their successors in title, either under the terms of the Mortgagors' Obligation as originally executed, or as modified and amended by any Supplemental Obligation, or under the terms of this mortgage, any supplement thereto, or otherwise.

(2) To repay to the Mortgagee the indebtedness secured hereby, whether such sums shall have been paid or advanced at the date hereof or at any time thereafter.

(3) To pay when due all taxes and assessments levied against said property or any part thereof under any existing or future law, and to deliver receipts for such payments to the Mortgagee promptly upon demand.

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MORTGAGE

Box No.

RAUL MONREAL AND

SOLEDAD MONREAL, HIS WIFE

To:
People
Federal Savings and
Loan Association
of Chicago

ADDRESS OF PROPERTY

1653 W. CERMAK RD.

CHICAGO, ILLINOIS 60608

PEOPLES FEDERAL SAVINGS AND LOAN
ASSOCIATION OF CHICAGO
1618 W. 18th Street
Chicago, Illinois 60608
421-5500

66 85-3
Loan No.

Waltto'

BOX

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AFTER RECORDING RETURN TO:

PEOPLES FEDERAL SAVINGS AND
LOAN ASSOCIATION OF CHICAGO
1618 West 18th Street
Chicago, Illinois 60608

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the time or times mentioned in any such extension or modification, agreement, including the intention hereof that the liability of the Mortgagors, sureties and guarantors of said indebtedness shall under all circumstances whatsoever continue in its original force until said indebtedness is paid in full.

(5) That upon the commencement of any foreclosure proceeding hereunder, the court in which such suit is filed may at any time, either before or after sale, and without notice to the Mortgagors or any party claiming under them, and without regard to the then value of said premises or whether the same shall then be occupied by the owners of the equity of redemption, appoint a receiver with power to manage, rent and 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, either before or after any foreclosure sale, may be applied toward the payment of the indebtedness or any deficiency decree, costs, taxes, insurance, or other items necessary for the protection and preservation of the property, including the expenses of such receivership; and upon foreclosure and sale of said premises, there shall first be paid out of the proceeds of such a sale, a reasonable sum for plaintiff's attorney's fees and also all expenses of advertising, selling, and conveying said premises, and all sums advanced for court costs, any taxes or other liens or assessments, outlays for documentary evidence, stenographer's charges, all title cost, sheriff's fees and cost of procuring or completing an abstract of title, guarantee policy, or Torrens Certificate showing the whole title to said premises, and including the foreclosure decree and Certificate of Sale; there shall next be paid the indebtedness secured hereby whether due and payable by the terms hereof or not, and the overplus, if any, shall be returned to the Mortgagors. It shall not be the duty of the purchaser to see to the application of the purchase money. In case of payment of said indebtedness after the preparation or filing of any suit, and prior to the entry of any judgment or decree, a reasonable sum for legal services rendered to the time of such payment shall be allowed, which together with any sum paid for continuation of evidence of title, court costs, and stenographer's charges, and expenses of such proceeding, shall be additional indebtedness hereby secured.

(6) That each right, power and remedy herein conferred upon the Mortgagee is cumulative with every other right or remedy of the Mortgagee, whether herein 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 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 plural number, as used herein, shall include the singular; that all rights and obligations under this mortgage shall extend to and be binding on the respective heirs, executors, administrators, successors, grantees and assigns of the Mortgagors and the Mortgagee.

(7) If all or any part of the Property or an interest therein is sold or transferred by Borrower without Lender's prior written consent, Lender may, at Lender's option, declare all the sums secured by this Mortgage to be immediately due and payable. If Lender exercises such option to accelerate, Lender shall mail Borrower notice of acceleration. Such notice shall provide a period of not less than 30 days from date the notice is mailed which Borrower may pay the sums declared due. If Borrower fails to pay such sums prior to the expiration of such period, Lender may, without further notice or demand on Borrower, foreclose on this Mortgage by judicial proceeding. Lender shall be entitled to collect in such proceeding all expenses of foreclosure, including, but not limited to, reasonable attorney's fees and costs of documentary evidence, abstracts and title reports.

(8) As additional security hereunder, Borrower hereby assigns to Lender the rents of the Property. Such assignment to be exercised at Lender's option in event of default or abandonment of the Property, and at any time prior to the expiration of any period of redemption following judicial sale, Lender, in person, by agent or by judicially appointed receiver, shall be entitled to enter upon, take possession of and manage the Property and to collect the rents of the Property including those past due. All rents collected by Lender or the receiver shall be applied first to payment of costs of management of the Property and collection of rents, including, but not limited to, receiver's fees, premium on receiver's bonds and reasonable attorney's fees, and then to the sums secured by this Mortgage. Lender and receiver shall be liable to account only for those rents actually received.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this . . . 14th day of FEBRUARY A.D. 1986

Borrower

RAUL MONREAL

Borrower

Borrower

SOLEDAD MONREAL

Borrower

STATE OF ILLINOIS
COUNTY OF COOK { ss:

THE UNDERSIGNED, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, THAT

RAUL MONREAL AND SOLEDAD MONREAL, HIS WIFE IN JOINT TENANCY

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 THEY signed, sealed and delivered the said instrument as THEIR 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 FEBRUARY A.D. 1986

My commission expires January 8, 1989

John A. DiDonato
Notary Public
VITO A. DIDOMENTICO

1986 066 261

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(2) That in the event the title ownership of said property or any part thereof becomes vested in a person other than the Mortgagors, the Mortgage may, without notice to the Mortgagors, deal with such successor or successors in interest as with reference to this mortgage and the debt hereby secured and any deposit made hereunder in the same manner as with the

(1) That in case of their failure or inability to perform any of the covenants hereinafter set forth, the Mortgagor may do any act or pay any sum necessary to maintain or repair said property or to protect the lien of this mortgage, all sums so paid or disbursed by the Mortgagor for any such purpose and all expenses and charges in connection therewith shall become so much indebtedness secured by this mortgage. All sums advanced by the Mortgagor under the terms of any of the conveyances heretofore made to the unpaid balance of the mortgage indebtedness, shall be due and payable on the next payment date, and shall bear interest thereafter at the same rate as the principal mortgage indebtedness. If still not be obligated to do anything heretofore mentioned, nor shall the Mortgagor incur any liability because of anything that may do or omit to do anything heretofore mentioned, but nothing herein contained shall be construed as requiring the Mortgagor to advance any money for any purpose authorized to impinge into the validity of any lien, encumbrance or claim in advancing monies on that behalf as herein authorized to do anything heretofore mentioned, nor shall the Mortgagor incur any liability because of anything that may do or omit to do anything heretofore mentioned.

B. THE MORTGAGORS FURTHER COVENANT

(10) The Mortgagee, on behalf of themselves, their successors and assigns, agree that in the event title shall be conveyed to or the beneficial interest in a trust shall be assigned to or the equity, or redemption in the property described herein becomes vested in any person or persons, firm, trust or corporation, other than a trustee of a trust or corporation, or any one or more of them, then in such event the Mortgagee after notice shall be privileged to require the transfer of title to the property to the Mortgagee or the trustee of the trust or corporation, or to any one or more of them, in the event title shall be transferred under such terms as the Mortgagee may determine.

(11) This mortgage shall be released upon payment to the Mortgagor of the interest so secured hereby, pursuant to the terms hereof and the payment of its release fee.

(9) To provide for payment, of taxes, assessments and insurance premiums, stipulated to be paid hereunder, the Mortgagor shall deposit with the Mortgagee on each monthly payment date an amount equal to one-twelfth of the annual taxes and assessments levied against said premises and one-twelfth of the annual premium on the principal mortgage indebtedness.

Mortgagee is entitled to receive all such deposits as made are received as additional security for the payment of the principal mortgage indebtedness.

If default is made in the payment of said additional security, it is its option, change the same to the unpaid balance of the mortgage indebtedness and the same shall accrue interest at the highest rate per annum as may be permitted by law. As taxes and assessments become due and payable and premium policies or premium statements of reinsurance become due, the Mortgagor shall deposit with the Mortgagee on each monthly payment date an amount equal to one-twelfth of the annual taxes and assessments or the principal mortgage premium on the principal mortgage indebtedness.

To use such deposits for the payment of taxes, assessments or insurance premiums for the year in which they fall due monthly deposits will not provide sufficient funds to pay one year's estimated taxes or insurance premiums on the last day of said year.

(8) Not to permit or authorize without the written permission of consent of the moratorium or moratoria during which no new and additional for a purpose other than that of which the same is now used or proposed to be used; and not to permit any use of said property for demolition or removal of any of the improvements now or hereafter upon said property.

(7) To commit or suffer no waste of such property, and to maintain the same in good condition and repair; to pay mechanics or materials for such repairs, and all other expenses incident to the ownership of said property in order that no lien of mechanics or materials shall attach to said property; and to suffer or permit no unlawful use of nor any nuisance to exist upon said property, not to weaken, diminish or impair the value of said property or the security intended to be effected by virtue of this mortgage by any act or omission to act to appear in and defend any proceeding which in the opinion of the mortgagor affects the security herunder, and to pay all costs, expenses and attorney's fees incurred or paid by the mortgagor in any proceeding in which it may be made a party defendant by reason of this mortgage.

(6) In the event that any, either or all of the individuals referred to as Mortgagors shall elect to secure life or term assurances or similar insurance policies for the benefit of the Insurer, it shall be the duty of the Insurer to pay the premiums as additional indebtedness secured hereby, with interest at the same rate as the principal mortgagee may advance any premiums due and payable on such insurance policies, and add the amount so advanced to the principal indebtedness hereunder.

keep the improvements now or hereafter on said premises for the full insurable value against damage by fire, tornado, or other hazards as the Mortgagor may require, and in companies approved by Mortgagor; and to pay or provide for payment of premiums on such insurance in any amount Mortgagor may require, Mortgagor may require, Mortgagor may require, Mortgagor may require, and in case of loss under such policies, the Mortgagor's certificate of title to adjust, collect and demand, all receipts, expenses and depreciation of sale. In case of loss under such policies, the Mortgagor's certificate of title to adjust, collect and demand, all receipts, expenses and depreciation of sale. In case of loss under such policies, the Mortgagor's certificate of title to adjust, collect and demand, all receipts, expenses and depreciation of sale. In case of loss under such policies, the Mortgagor's certificate of title to adjust, collect and demand, all receipts, expenses and depreciation of sale.

(4) The undersigned agree to pay a late charge of FIVE (\$5.00) CENTS for each one \$1.00,00 dollar of each monthly payment delinquent for more than THIRTY (30) DAYS.