

UNOFFICIAL COPY 8608340

MORTGAGE 69W 191736 39A 182 86081840

THIS INDENTURE WITNESSETH: That the undersigned HERITAGE STANDARD BANK AND TRUST COMPANY

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 12-1-85 and known as trust number 10102, hereinafter referred to as the Mortgagor, does hereby Mortgage and Warrant to

Glen Ellyn Savings & Loan Association a Federal Savings & Loan Association

a corporation organized and existing under the laws of the State of Illinois, hereinafter referred to as the Mortgagee, the following real estate, situated in the County of Cook in the State of Illinois, to wit: LEGAL DESCRIPTION ATTACHED HERETO :

The Northeast Quarter of the Northeast Quarter of Section 10, Township 36 North, Range 12 East of the Third Principal Meridian excepting the North 530 feet thereof and also excepting the East 40 feet of the South 28 feet of the North 558 feet and also excepting the following described parcel: beginning at the Southwest corner of the Northeast Quarter of the Northeast Quarter of said Section 10; thence North 0 Degrees 03 Minutes 59 Seconds West, along the West line of said Northeast Quarter of the Northeast Quarter, a distance of 279.99 feet; thence South 89 Degrees 52 Minutes 20 Seconds East, a distance of 155.32 feet; thence South 0 Degrees 07 Minutes 40 Seconds West, a distance of 124.59 feet; thence South 89 Degrees 52 Minutes 20 Seconds East, a distance of 332.43 feet; thence North 45 Degrees 07 Minutes 40 Seconds East, a distance of 40 feet; thence South 37 Degrees 42 Minutes 29 Seconds East, a distance of 232.07 feet to a point on the South line of the Northeast Quarter of the Northeast Quarter of said Section 10; thence North 89 Degrees 52 Minutes 20 Seconds West, along said South line, a distance of 657.44 feet to the point of beginning, all in Cook County, Illinois.

Permanent Tax Number: 27-10-201-015 ML Affects: The Easterly portion of the property in question.

27-10-201-013 Affects: The Westerly Portion of the property in question and other property.

Vacant Land Island Park

86081840

TO HAVE AND TO HOLD the said property with said buildings, improvements, fixtures, appurtenances, apparatus and equipment 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 Mortgagor does hereby release and waive.

TO SECURE 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 TWO HUNDRED SEVENTY THOUSAND DOLLARS AND no/100ths Dollars (\$270,000.00), which note together with interest thereon as provided by said note, is payable in monthly installments of INTEREST ONLY AT RATE OF 11.0% DOLLARS XXXXXXXXXXXX on the 1st day of each month, commencing with March 1, 1986 until the entire sum is paid.

To secure performance of the other agreements in said note, which are hereby incorporated herein and made a part hereof, and which provide, among other things, for an additional monthly payment of one-twelfth (1/12th) of the estimated annual taxes, assessments, insurance premiums and other charges upon the mortgaged premises. And to secure possible future advances as hereinafter provided and to secure the performance of the Mortgagor's covenants herein contained.

Box 15

which may be paid or incurred by or on behalf of the Mortgagee for attorney's fees, Mortgagee's fees, appraisers' fees, outlays for exhibits attached to pleadings, documentary and expert evidence, stenographer's fees, Master's fees and commission, court costs, publication costs and costs (which may be estimated as to and include items to be expended after the entry of the decree) or procuring a judgment of foreclosure, or reports, guaranty policies,

In the decree of sale all expenditures and expenses together with interest thereon at the rate of \_\_\_\_\_ shall be nullified by the appointment of a receiver or entry in possession of a receiver but he may elect to terminate any lease junior to the lien hereof; and upon foreclosure or sale of premises, there shall be allowed and included as an additional indebtedness no deed be issued, until the expiration of the statutory period during which it may be issued and no lease of said premises allowed by statute for redemption, whether there be redemption or not, and until the issuance of deed in case of sale, but in person or not, and if a receiver shall be appointed he shall remain in possession until the expiration of the full period of the property, including the expenses of such receivership, or on any deficiency decree whether there be a decree therefor towards the payment of the indebtedness, costs, taxes, insurance or other items necessary for the protection and preservation of the property, and such rents, issues and profits, when collected, may be applied before as well as after the Master's sale, redemption, and such rents, issues and profits, during the pendency of such foreclosure suit and the statutory period of the rent, issues and profits of said premises during the pendency of such foreclosure suit and the statutory period of the owner of the equity of redemption as a homestead, appoint a receiver with power to manage and rent and to collect regard to the solvency of the Mortgagee or the value of said premises, or whether the same shall then be occupied by at any time, either before or after sale, and without notice to the Mortgagee, or any party claiming under him, and without the commencement of any foreclosure proceeding hereunder, the court in which such bill is filed may

(2) That upon the commencement of any foreclosure proceeding hereunder, the court in which such bill is filed may without offering the several parts separately; also immediately proceed to foreclose this mortgage, and in any foreclosure a sale may be made of the premises emasse the payment of said mortgage indebtedness any indebtedness of the Mortgagee to the Mortgagee, and said Mortgagee may secured hereby immediately due and payable, whether or not such default be remedied by Mortgagee, and apply toward then hereby created or the priority of said lien or any right of the Mortgagee hereunder, to declare, without notice all sums lien and in any of said events, the Mortgagee is hereby authorized and empowered, at its option, and without affecting the under control of or in custody of any court or officer of the government, or if the Mortgagee abandon any of said property, the Mortgagee, or if the Mortgagee shall make an assignment for the benefit of his creditors or if the property be placed enforce any other lien or charge upon any of said property, or upon the filing of a proceeding in bankruptcy by or against making any payment under said note or obligation or any extension or renewal thereof, or if proceedings be instituted to (4) That time is of the essence hereof, and if default be made in performance of any covenant herein contained or in the Mortgagee hereunder or upon the debt hereby secured;

or may extend time for payment of the debt hereby secured without discharging or in any way affecting the liability of Mortgagee, the Mortgagee may, without notice to the Mortgagee, deal with such successors, assigns or successors in interest with reference to this mortgage and the debt hereby secured in the same manner as with the Mortgagee, and may forebear to sue (3) That in the event the ownership of said property or any part thereof becomes vested in a person other than the Mortgagee, the Mortgagee may, without notice to the Mortgagee, deal with such successors, assigns or successors in interest with the Mortgagee hereunder or upon the debt hereby secured;

under Section A(2) above, or for either purpose; (2) That it is the intent hereof to secure payment of said note whether the entire amount shall have been advanced to the Mortgagee at the date hereof or at a later date, or having been advanced in part and further advances made at a later date, which advances shall in no event operate to make the principal sum of the indebtedness greater than the original principal amount plus any amount or amounts that may be added to the mortgage indebtedness under the terms of this mortgage for the purpose of protecting the security and for the purpose of paying premiums

(1) That in the case of failure to perform any of the covenants herein, the Mortgagee may do on the Mortgagee's behalf everything so covenanted; that the Mortgagee may also do any act it may deem necessary to protect the lien hereof; that the Mortgagee will repay upon demand any moneys paid or disbursed by the 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 hereby secured 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 hereunder; and that Mortgagee shall not incur any personal liability because of anything it may do or omit to do hereunder; hereunder; and that Mortgagee shall not be deemed to have advanced any amount or amounts that may be added to the mortgage indebtedness for the purpose of protecting the security and for the purpose of paying premiums

B. THE MORTGAGOR FURTHER COVENANTS:

(1) To pay immediately when due and payable all general taxes, special taxes, special assessments, water charges, sewer service charges and other taxes and charges against said property, including those heretofore due, (the monthly payments provided by said note in anticipation of such taxes and charges to be applied thereto), and to furnish the Mortgagee, upon request, with the original or duplicate receipts therefor, and all such items extended against said property shall be conclusively deemed valid for the purpose of this requirement. (2) To keep the improvements now or hereafter situated upon said premises insured against loss or damage by fire, lightning, windstorm and such other hazards, including liability under laws relating to intoxicating liquors and including hazards not now contemplated, as the Mortgagee may reasonably require to be insured against, under policies providing for payment by the insurance companies of moneys sufficient either to pay the cost of replacing or repairing the same or to pay in full the indebtedness secured hereby, in such companies, through such agents or brokers, and in such form as shall be satisfactory to the Mortgagee, until such indebtedness is fully paid, or in the case of foreclosure, until expiration of the period of redemption; such insurance policies, including additional and renewal policies shall be delivered to and kept by the Mortgagee and shall contain a clause satisfactory to the Mortgagee making them payable to the Mortgagee, as its interest may appear, and in case of foreclosure sale payable to the owner of the certificate of sale, owner of any deficiency, any receiver or redemptioner, or any grantee in the Master's or Commissioner's Deed; and in case of loss under such policies, the Mortgagee is authorized to adjust, collect and compromise, in its discretion, all claims thereunder, and the Mortgagee agrees to sign, upon demand, all receipts, vouchers and releases required of him by the insurance companies; application by the Mortgagee of any of the proceeds of such insurance to the indebtedness hereby secured shall not excuse the Mortgagee from making all monthly payments until the indebtedness is paid in full. (3) To complete within a reasonable time any buildings or improvements now or at any time in process of erection upon said premises; (4) To promptly repair, restore or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or destroyed; (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 necessarily subordinated to the lien hereof; (6) Not to suffer or permit any unlawful use of or any nuisance to exist on said property nor to diminish nor impair the value by any act or omission to act; (7) To comply with all requirements of law with respect to the mortgaged premises and the use thereof; (8) Not to 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, additions, demolition, removal or sale of any improvements, apparatus, fixtures or equipment now or hereafter upon said property, (c) a purchase on 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 buildings or improvements on said property. (9) That if the Mortgagee shall procure contracts of insurance upon his life and disability insurance for loss of time by accidental injury or sickness, or either, such contract, making the Mortgagee assignee thereunder, the Mortgagee may pay the premiums for such insurance and said payments to the principal indebtedness secured by this mortgage, to be repaid in the same manner and without detracting the amount of the monthly payments, unless such change is by mutual consent.

86081840

A. THE MORTGAGOR COVENANTS:

(1) To pay immediately when due and payable all general taxes, special taxes, special assessments, water charges, sewer service charges and other taxes and charges against said property, including those heretofore due, (the monthly payments provided by said note in anticipation of such taxes and charges to be applied thereto), and to furnish the Mortgagee, upon request, with the original or duplicate receipts therefor, and all such items extended against said property shall be conclusively deemed valid for the purpose of this requirement. (2) To keep the improvements now or hereafter situated upon said premises insured against loss or damage by fire, lightning, windstorm and such other hazards, including liability under laws relating to intoxicating liquors and including hazards not now contemplated, as the Mortgagee may reasonably require to be insured against, under policies providing for payment by the insurance companies of moneys sufficient either to pay the cost of replacing or repairing the same or to pay in full the indebtedness secured hereby, in such companies, through such agents or brokers, and in such form as shall be satisfactory to the Mortgagee, until such indebtedness is fully paid, or in the case of foreclosure, until expiration of the period of redemption; such insurance policies, including additional and renewal policies shall be delivered to and kept by the Mortgagee and shall contain a clause satisfactory to the Mortgagee making them payable to the Mortgagee, as its interest may appear, and in case of foreclosure sale payable to the owner of the certificate of sale, owner of any deficiency, any receiver or redemptioner, or any grantee in the Master's or Commissioner's Deed; and in case of loss under such policies, the Mortgagee is authorized to adjust, collect and compromise, in its discretion, all claims thereunder, and the Mortgagee agrees to sign, upon demand, all receipts, vouchers and releases required of him by the insurance companies; application by the Mortgagee of any of the proceeds of such insurance to the indebtedness hereby secured shall not excuse the Mortgagee from making all monthly payments until the indebtedness is paid in full. (3) To complete within a reasonable time any buildings or improvements now or at any time in process of erection upon said premises; (4) To promptly repair, restore or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or destroyed; (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 necessarily subordinated to the lien hereof; (6) Not to suffer or permit any unlawful use of or any nuisance to exist on said property nor to diminish nor impair the value by any act or omission to act; (7) To comply with all requirements of law with respect to the mortgaged premises and the use thereof; (8) Not to 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, additions, demolition, removal or sale of any improvements, apparatus, fixtures or equipment now or hereafter upon said property, (c) a purchase on 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 buildings or improvements on said property. (9) That if the Mortgagee shall procure contracts of insurance upon his life and disability insurance for loss of time by accidental injury or sickness, or either, such contract, making the Mortgagee assignee thereunder, the Mortgagee may pay the premiums for such insurance and said payments to the principal indebtedness secured by this mortgage, to be repaid in the same manner and without detracting the amount of the monthly payments, unless such change is by mutual consent.

# UNOFFICIAL COPY

0 4 8 1 3 0 9 8

Box 15

To secure performance of the other agreements in said note, which are hereby incorporated herein and made a part hereof, and which provide, among other things, for an additional monthly payment of one-twelfth (1/12th) of the estimated annual taxes, assessments, insurance premiums and other charges upon the mortgaged premises. And to secure possible future advances as hereinafter provided and to secure the performance of the Mortgagor's covenants herein contained.

on the 1st day of each month, commencing with March 1, 1986 until the entire sum is paid.

ONLY AT RATE OF 11.0% INTEREST

which note together with interest thereon as provided by said note, is payable in monthly installments of INTEREST THOUSAND DOLLARS AND NO/100ths in the sum of TWO HUNDRED SEVENTY Dollars (\$ 270,000.00).

TO SECURE the payment of a certain indebtedness from the Mortgagor to the Mortgagee evidenced by a note made and equipment unto said Mortgagee forever, for the uses herein set forth, free from all rights and benefits under the Home- stead Exemption Laws of the State of Illinois, which said rights and benefits said Mortgagee does hereby release and waive.

TO HAVE AND TO HOLD the said property with said buildings, improvements, fixtures, appurtenances, apparatus and equipment unto said Mortgagee forever, for the uses herein set forth, free from all rights and benefits under the Home- stead Exemption Laws of the State of Illinois, which said rights and benefits said Mortgagee does hereby release and waive. Mortgagor's possession ceases. based upon acts or omissions relating to the subject matter of this paragraph unless commenced within sixty days after have all powers, if any, which it might have had without this paragraph. No suit shall be maintainable against Mortgagee at any time to refuse to take or to abandon possession of said premises without affecting the lien hereof. Mortgagee shall explanation of the statutory period during which it may be issued. Mortgagee shall, however, have the discretionary power Special Commissioner's Deed pursuant to a decree foreclosing the lien hereof, but it need not be issued then until the of Mortgagee may continue until all indebtedness secured hereby is paid in full or until the delivery of a Master's Deed or factory evidence thereof, shall relinquish possession and pay to Mortgagee any surplus income in its hands. The possession there is no substantial uncorrected default in performance of the Mortgagor's agreements herein, the Mortgagee, on this therefor or not. Whenever all of the indebtedness secured hereby is paid, and the Mortgagee, in its sole discretion, feels any decree of foreclosure, and on the deficiency in the proceeds of sale, if any, whether there be a decree in personam for the aforesaid purposes, first on the interest and then on the principal of the indebtedness hereby secured, before or after the exercise of the powers herein given, and from time to time apply any balance of income not, in its sole discretion, needed itself, pay insurance premiums, taxes and assessments, and all expenses of every kind, including attorneys' fees incurred in its prior to the lien of any other indebtedness hereby secured, and out of the income retain reasonable compensation for 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 lien said premises, buy furnishings and equipment to enforce collection thereof, employ lending agencies or other employees, alter or repair equitable as it may deem proper to enforce collection thereof, employment agencies or other employees, alter or repair legal or leases, collect said rents, rates, issues and profits regardless of what earned and use such measures whether legal or premises, or any part thereof, make leases for terms deemed appropriate to it, terminate or modify existing or future either before or after foreclosure sale, to enter upon and take exclusive possession of, manage, maintain and operate said such pledged shall not be deemed merged in any foreclosure decree, and (b) to establish an absolute transfer and assignment to the Mortgagee of all such leases and agreements and all the rents thereunder, together with the right in case of default, the intention hereof (a) to pledge said rents, issues and profits on a party with said real estate and not secondarily and is now or may be hereafter existing or which may be made by the Mortgagee under the power herein granted to it; it being use or occupancy of said property, or any part thereof, whether said lease or agreement is written or verbal and whether it over unto the Mortgagee, whether now due or hereafter to become due under or by virtue of any lease or agreement for the all easements and the rents, issues and profits of said premises which are hereby pledged, assigned, transferred and set over which are declared to be a part of said real estate, whether physically attached thereto or not; and also together with down shades, storm doors and windows, floor coverings, screen doors, in-a-door beds, awnings, stoves and water heaters (all thereon the furnishing of which by lessors to lessees is customary or appropriate, including screens, venetian blinds, win- conditioning, water, light, power, refrigeration, ventilation or otherwise and any other thing now or hereafter thereon or apparatus, equipment, fixtures, or articles, whether in single units or centrally controlled, used to supply heat, gas, air TOGETHER with all buildings, improvements, fixtures or appurtenances now or hereafter erected thereon, including

04819009

Clerk's Office

# UNOFFICIAL COPY

86081840

## A. THE MORTGAGOR COVENANTS:

(1) To pay immediately when due and payable all general taxes, special taxes, special assessments, water charges, sewer service charges and other taxes and charges against said property, including those heretofore due, (the monthly payments provided by said note in anticipation of such taxes and charges to be applied thereto), and to furnish the Mortgagee, upon request, with the original or duplicate receipts therefor, and all such items extended against said property shall be conclusively deemed valid for the purpose of this requirement.

(2) To keep the improvements now or hereafter situated upon said premises insured against loss or damage by fire, lightning, windstorm and such other hazards, including liability under laws relating to intoxicating liquors and including hazards not now contemplated, as the Mortgagee may reasonably require to be insured against, under policies providing for payment by the insurance companies of moneys sufficient either to pay the cost of replacing or repairing the same or to pay in full the indebtedness secured hereby, in such companies, through such agents or brokers, and in such form as shall be satisfactory to the Mortgagee, until said indebtedness is fully paid, or in the case of foreclosure, until expiration of the period of redemption; such insurance policies, including additional and renewal policies shall be delivered to and kept by the Mortgagee and shall contain a clause satisfactory to the Mortgagee making them payable to the Mortgagee, as its interest may appear, and in case of foreclosure sale payable to the owner of the certificate of sale, owner of any deficiency, any receiver or redemptioner, or any grantee in the Master's or Commissioner's Deed; and in case of loss under such policies, the Mortgagee is authorized to adjust, collect and compromise, in its discretion, all claims thereunder, and the Mortgagor agrees to sign, upon demand, all receipts, vouchers and releases required of him by the insurance companies; application by the Mortgagee of any of the proceeds of such insurance to the indebtedness hereby secured shall not excuse the Mortgagor from making all monthly payments until the indebtedness is paid in full.

(3) To complete within a reasonable time any buildings or improvements now or at any time in process of erection upon said premises;

(4) To promptly repair, restore or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or destroyed;

(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 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 or omission to act;

(7) To comply with all requirements of law with respect to the mortgaged premises and the use thereof;

(8) Not to 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, additions, demolition, removal or sale of any improvements, apparatus, appurtenances, fixtures or equipment now or hereafter upon said property, (c) a purchase on 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 buildings or improvements on said property.

(9) That if the Mortgagor shall procure contracts of insurance upon his life and disability insurance for loss of time by accidental injury or sickness, or either such contract, making the Mortgagee assignee thereunder, the Mortgagee may pay the premiums for such insurance and add said payments to the principal indebtedness secured by this mortgage, to be repaid in the same manner and without changing the amount of the monthly payments, unless such change is by mutual consent.

## B. THE MORTGAGOR FURTHER COVENANTS:

(1) That in the case of failure to perform any of the covenants herein, the Mortgagee may do on the Mortgagor's behalf everything so covenanted; that the Mortgagee may also do any act it may deem necessary to protect the lien hereof; that the Mortgagor will repay upon demand any moneys paid or disbursed by the 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 hereby secured 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 that Mortgagee shall not incur any personal liability because of anything it may do or omit to do hereunder;

(2) That it is the intent hereof to secure payment of said note whether the entire amount shall have been advanced to the Mortgagor at the date hereof or at a later date, or having been advanced, shall have been repaid in part and further advances made at a later date, which advances shall in no event operate to make the principal sum of the indebtedness greater than the original principal amount plus any amount or amounts that may be added to the mortgage indebtedness under the terms of this mortgage for the purpose of protecting the security and for the purpose of paying premiums under Section A(2) above, or for either purpose;

(3) 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 forebear to sue or may extend time for payment of the debt hereby secured without discharging or in any way affecting the liability of the Mortgagor hereunder or upon the debt hereby secured;

(4) That time is of the essence hereof, and if default be made in performance of any covenant hereby contained or in making any payment under said note or obligation or any extension or renewal thereof, or if proceedings be instituted to enforce any other lien or charge upon any of said property, or upon the filing 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 any court or officer of the government, or if the Mortgagor abandon any of said property, then and in any of said events, the Mortgagee 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 Mortgagee to the Mortgagor, and said Mortgagee may also immediately proceed to foreclose this mortgage, and in any foreclosure a sale may be made of the premises en masse without offering the several parts separately;

(5) That upon the commencement 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 of 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 therefor 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 issuance of deed 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; and upon foreclosure of said premises, there shall be allowed and included as an additional indebtedness in the decree of sale all expenditures and expenses together with interest thereon at the rate of

which may be paid or incurred by or on behalf of the Mortgagee for attorney's fees, Mortgagee's fees, appraiser's fees, outlays for exhibits attached to pleadings, documentary and expert evidence, stenographer's fees, Master's fees and commission, court costs, publication costs and costs (which may be estimated as to and include items to be expended after the entry of the decree) of procuring all such abstracts of title, title searches, examinations and reports, guaranty policies,

Torrens certificates and similar data and assurances with respect to title as Mortgagee may reasonably deem necessary either to prosecute such suit or to evidence to bidders at any sale held pursuant to such decree the true title to or value of said premises; all of which aforesaid amounts together with interest as herein provided shall be immediately due and payable by the Mortgagor in connection with (a) any proceeding, including probate or bankruptcy proceedings to which either party hereto shall be a party by reason of this mortgage or the note hereby secured; or (b) preparations for the commencement of any suit for the foreclosure hereof after the accrual of the right to foreclose, whether or not actually commenced; or (c) preparations for the defense of or intervention in any suit or proceeding or any threatened or contemplated suit or proceeding, which might affect the premises or the security hereof. In the event of a foreclosure sale of said premises there shall first be paid out of the proceeds thereof all of the aforesaid items, then the entire indebtedness whether 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.

(6) 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 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 the Mortgagee to require or to 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 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 Mortgagor and the successors and assigns of the Mortgagee; and that the powers herein mentioned may be exercised as often as occasion therefor arises.

(7) This mortgage is executed by HERITAGE STANDARD BANK & TRUST 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 HERITAGE STANDARD BANK hereby warrants that it 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 HERITAGE STANDARD BANK & TRUST CO, either individually or as Trustee aforesaid, personally to pay the said note or any interest that may accrue thereon, or any indebtedness accruing hereunder, or to perform any covenant either express or implied herein contained, all such liability, if any, being expressly waived by the Mortgagee and by every person now or hereafter claiming any right or security hereunder, and that so far as HERITAGE STANDARD BANK, either individually or as Trustee aforesaid, or its successors, personally are concerned, the legal holder or holder of said note and the owner or owners of any indebtedness accruing hereunder shall look solely to the premises hereby conveyed for the payment thereof, by the enforcement of the lien hereby created in the manner herein and in said note provided or by action to enforce the personal liability of the guarantor, if any.

HERITAGE STANDARD BANK AND TRUST COMPANY

IN WITNESS WHEREOF,

not personally but as Trustee as aforesaid, has caused these presents to be signed by its Vice President, and its corporate seal to be hereunto affixed and attested by its Trust Operations Officer Secretary, this 13th day of February, A. D. 19 86.

ATTEST:

Thomas Clifford  
Trust Operations Officer

Heritage Standard Bank and Trust Company  
As Trustee as aforesaid and not personally  
By [Signature]  
Vice President

8081840

STATE OF ILLINOIS }  
COUNTY OF Cook } ss.

I, Karen Ryan a Notary Public, in and for said County, in the state aforesaid, DO HEREBY CERTIFY, THAT A.C. Baldermann Vice President of Heritage Standard Bank and Trust Company, and Thomas Clifford, Trust Operations Officer, Secretary of said corporation, who are personally known to me to be the same persons

whose names are subscribed to the foregoing instrument as such Vice President, and Trust Operations Officer respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said corporation, as Trustee as aforesaid for the uses and purposes therein set forth; and the said Trust Operations Officer then and there acknowledged that he, as custodian of the corporate seal of said corporation, did affix said seal to said instrument as his own free and voluntary act and as the free and voluntary act of said corporation, as Trustee as aforesaid, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal, this 13th day of February, A. D. 19 86.

Karen Ryan  
Notary Public

Box 15

**MORTGAGE**

HERITAGE STANDARD BANK &  
TRUST COMPANY a/t/d  
12-1-85 a/k/a #10102

to

*MAY 2:*  
GLEN ELLYN SAVINGS & LOAN  
444 Main Street  
Glen Ellyn, IL 60137

*00715*

This Document was prepared by:

Garvey & Novy, Ltd.  
111 W. Washington  
Chicago, IL 60602

Property of Cook County Clerk's Office

15  
%

Loan No. 50362

86081840

DEPT-61 RECORDING  
1:11:11 TRAM 3237 02/28/86 11:33:00  
#0327 # 2 \* 86-081840

# UNOFFICIAL COPY

8 6 0 8 1 8 4 0

RIDER ATTACHED TO AND MADE A PART OF MORTGAGE  
DATED February 13, 1986  
FROM THE UNDERSIGNED MORTGAGOR TO  
GLEN ELLYN SAVINGS AND LOAN ASSOCIATION, MORTGAGEE,  
A FEDERAL SAVINGS AND LOAN ASSOCIATION

In the event the mortgagor shall sell, convey, assign, or otherwise transfer, or permit to be sold, conveyed, assigned, or otherwise transferred, or permit the beneficial interest arising under any land trust or other trust to be sold, conveyed, assigned, or otherwise transferred, or execute or contract to execute any installment land contract, or other articles of contract or agreement for the purpose of selling, conveying, assigning, or otherwise transferring his title or equity in the property described in this mortgage to any person other than the Mortgagor, or the heirs or devisees of the Mortgagor upon the Mortgagor's death, the Mortgagee 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 all sums secured hereby immediately due and payable and apply toward the payment of said mortgage indebtedness any indebtedness of the Mortgagee to the Mortgagor, and said Mortgagee may also immediately proceed to foreclose this mortgage, and in any foreclosure a sale may be made of the premises en masse without offering the several parts separately. For the purposes hereof, the word "person" means an individual, a corporation, a partnership, an association, a joint stock company, a trust, any unincorporated organization, or a governmental or political subdivision thereof. Whenever the Mortgagee shall elect to declare all sums secured hereby immediately due and payable in accordance with this provision, it shall give written notice to the Mortgagor and to the Mortgagor's successors in title not less than thirty (30) days prior to the effective date of such acceleration. Such notice shall be deemed to have been given upon the mailing thereof by registered or certified mail, postage prepaid, addressed to the last known address of the Mortgagor and of the Mortgagor's successors in title as recorded upon the books of the Mortgagee, but if no such address be so recorded then to the address of the mortgaged property.

Heritage Standard  
MORTGAGE BANK & TRUST COMPANY, Not  
Personally but as Trustee as aforesaid.

By: J. C. Baullell

Vice PRESIDENT

ATTEST:

By: Thomas Clifford

Secretary Trust Operations Officer

86081840

14

# UNOFFICIAL COPY

Property of Cook County Clerk's Office

