

86122995

1 Year
Mortgage
UNOFFICIAL COPY

(Corporate Form)

11.00

THIS INDENTURE WITNESSETH: That the undersigned REM REALTY, INC.
a corporation organized and existing under the laws of the State of Illinois
hereinafter referred to as the Mortgagor, does hereby Mortgage and Warrant to

CALUMET FEDERAL SAVINGS AND LOAN ASSOCIATION OF CHICAGO

a corporation organized and existing under the laws of the United States of America
hereinafter referred to as the Mortgagee, the following real estate in the County of Cook
in the State of Illinois, to wit:

Lot 78 in Willowshire Estates Unit No. 2, being a Subdivision of part of the
South West 1/4 of Section 32, Township 38 North, Range 12 East of the Third
Principal Meridian, in Cook County, Illinois according to the Plat thereof
recorded January 18, 1980 as Document 25327160.

Permanent Tax No. 18-32-315-009 TY
10908 Chaucer
Willow Springs IL 60480

MAR 31 1987 0 40 9510

Together with all buildings, improvements, fixtures or appurtenances now or hereafter erected thereon or placed therein, including all apparatus, 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 therein or thereon, the furnishing of which by lessors to lessees is customary or appropriate, including
screens, window shades, storm doors and windows, floor coverings, screen doors, in-a-door beds, awnings, stoves and water heaters (all of which are intended to
be and are hereby declared to be a part of said real estate whether physically attached thereto or not); and also together with all easements and the rents,
issues and profits of said premises which are hereby pledged, assigned, transferred and set over unto the Mortgagee, whether now due or hereafter to become
due as provided herein. The Mortgagee is hereby subordinated to the rights of all mortgages, lienholders and owners paid off by the proceeds of the loan hereby
secured.

TO HAVE AND TO HOLD the said property, with said buildings, improvements, fixtures, appurtenances, apparatus and equipment, and with all the rights
and privileges thereunto belonging, unto said Mortgagee forever, for the uses herein set forth, free from all rights and benefits under the homestead, exemption
and valuation laws of any state, which said rights and benefits said Mortgagor does hereby release and waive.

TO SECURE

(1) the payment of a Note executed by the Mortgagor to the order of the Mortgagee bearing even date herewith in the principal sum of
ONE HUNDRED TWENTY NINE THOUSAND AND 00/100ths Dollars
(\$129,000.00), which Note, together with interest thereon as therein provided, is payable in _____ installments of
Interest Only - due and payable on March 31, 1987 Dollars
(2) _____, commencing the 1st day of April, 1986
which payments are to be applied, first, to interest, and the balance to principal, until said indebtedness is paid in full.

(3) 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 Mortgage secure advances on account of said original Note together with such additional advances, in a sum in
excess of ONE HUNDRED TWENTY NINE THOUSAND & 00/100ths Dollars (\$129,000.00),
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.

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 pay-
ment thereof; (2) To pay when due and before any penalty attaches therein 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, accurate receipts therefor, and all such items ex-
tended against said property shall be conclusively deemed valid for the purpose of this requirement; (3) To secure the improvements now or hereafter upon said
premises insured against damage by fire, and such other hazards as the Mortgagee may require to be insured against; and to provide public liability insurance
and such other insurance as the Mortgagee may require, until said indebtedness is fully paid, or in case of foreclosure, until expiration of the period of redemp-
tion, for the full insurable value thereof, in such companies, through such agents or brokers, 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 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 receiver or redemptioner,
or any grantee in a 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 to execute and deliver on behalf of the Mortgagor all necessary proofs of loss, receipts, vouchers, releases and
acquittances 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 Mortgagee is authorized to apply the proceeds of any insurance claim to the restoration of
the property or upon the indebtedness hereby secured in its discretion, but monthly payments shall continue until said indebtedness is paid in full; (4) Immedi-
ately 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, 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 the value by any act or
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, with-
out 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 condi-
tional sale, lease or agreement under which title is reserved in the vendor, of any apparatus, fixtures or equipment to be placed in or upon buildings or
improvements on said property.

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 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, 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 to much addi-
tional 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 said; 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 forebear 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 hereby secured; the undersigned further agrees that in the event of the sale, assignment or pledge by
the mortgagor of the property (or any interest therein) which is the subject of this mortgage, the mortgagee or its assigns may at its option, declare the entire
balance of principal and interest remaining due hereunder at that time, immediately due and payable. Further, in the event of acceleration as herein provided
this obligation shall bear interest at the maximum legal rate computed from the date of said acceleration.

G. 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 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 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 here-
under, 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 in mass without offering the several parts separately;

86122995

D. J. M.

86122995

APR 11 1986

86122995

86122995

86122995

86122995

86122995

86122995

86122995

86122995

86122995

86122995

86122995

86122995

86122995

86122995

86122995

86122995

86122995

86122995

86122995

86122995

86122995

86122995

86122995

86122995

86122995

86122995

86122995

86122995

86122995

86122995

86122995

86122995

86122995

86122995

86122995

86122995

86122995

86122995

86122995

86122995

THIS INSTRUMENT... THAT THE UNDERSIGNED... A CORPORATION ORGANIZED UNDER THE LAWS OF THE STATE OF ILLINOIS... DOES HEREBY MORTGAGE AND WARRANT TO

COOK COUNTY, ILLINOIS... FILED FOR RECORD... APR 11 1986... CHIEF CLERK

GIVEN UNDER MY HAND AND NOTARIAL SEAL, THIS 26th day of MARCH, 1986... I, Notary Public in and for the State of Illinois, do hereby certify that the foregoing instrument, when read together with the instrument referred to therein, does hereby mortgage and warrant to

President and Secretary of the Board of Directors of the Corporation... ANNE M. MADAY... RICHARD J. MADAY

IN WITNESS WHEREOF, the Mortgagor has, as aforesaid, presented to be signed by its President, and its Secretary, this 26th day of MARCH, 1986

The Mortgagor hereby waives any and all rights of redemption from sale under any order or decree of foreclosure... and the Mortgagor agrees to execute and record such documents as may be required to carry out the terms of this mortgage

and the Mortgagor agrees to execute and record such documents as may be required to carry out the terms of this mortgage... and the Mortgagor agrees to execute and record such documents as may be required to carry out the terms of this mortgage

and the Mortgagor agrees to execute and record such documents as may be required to carry out the terms of this mortgage... and the Mortgagor agrees to execute and record such documents as may be required to carry out the terms of this mortgage

and the Mortgagor agrees to execute and record such documents as may be required to carry out the terms of this mortgage... and the Mortgagor agrees to execute and record such documents as may be required to carry out the terms of this mortgage

and the Mortgagor agrees to execute and record such documents as may be required to carry out the terms of this mortgage... and the Mortgagor agrees to execute and record such documents as may be required to carry out the terms of this mortgage

86122995

86122995