

PROPERTY COMMONLY KNOWN AS:
407 GLENSHIRE GLENVIEW, ILL 60025

UNOFFICIAL COPY 86156112

This instrument is for use in the home mortgage insurance programs under sections 203(b), 203(i), 203(n), and 245. (Reference Mortgage Letter 83-21)

This form is used in connection with mortgages insured under the one- to four-family provisions of the National Housing Act.

MORTGAGE

THIS INDENTURE, Made this 15TH day of APRIL, 19 86, between BARBARA SILBER, DIVORCED & NOT SINCE REMARRIED

a corporation organized and existing under the laws of ILLINOIS DRAPER AND KRAMER, INCORPORATED Mortgagee.

Mortgagor, and 13.00

WITNESSETH: That whereas the Mortgagor is justly indebted to the Mortgagee, as is evidenced by a certain promissory note bearing even date herewith, in the principal sum of THIRTY EIGHT THOUSAND FOUR HUNDRED SIX AND 00/100 (\$ 38,406.00) Dollars

payable with interest at the rate of NINE AND ONE-HALF per centum (9.500 %) per annum on the unpaid balance until paid, and made payable to the order of the Mortgagee at its office in CHICAGO, ILLINOIS or at such other place as the holder may designate in writing, and delivered, the said principal and interest being payable in monthly installments of (\$ THREE HUNDRED TWENTY THREE AND 00/100 323.00) Dollars on the first day of JUNE, 19 86, and a like sum on the first day of each and every month thereafter until the note is fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of MAY, 2016.

NOW, THEREFORE, the said Mortgagor, for the better securing of the payment of the said principal sum of money and interest and the performance of the covenants and agreements herein contained, does by these presents MORTGAGE and WARRANT into the Mortgagee, its successors or assigns, the following described Real Estate situate, lying, and being in the county of COOK and the State of Illinois, to wit:

COOK COUNTY, ILLINOIS
FILED FOR RECORD

1986 APR 22 AT 10:55

86156112

S E E L E G A L R I D E R A T T A C H E D

407 GLENSHIRE, GLENVIEW, ILL.

TAX IDENTIFICATION NUMBER: 09-11-101-051

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging, and the rents, issues, and profits thereof; and all apparatus and fixtures of every kind for the purpose of supplying or distributing heat, light, water, or power, and all plumbing and other fixtures in, or that may be placed in, any building now or hereafter standing on said land, and also all the estate, right, title, and interest of the said Mortgagor in and to said premises.

TO HAVE AND TO HOLD the above-described premises, with the appurtenances and fixtures, unto the said Mortgagee, its successors and assigns, forever, for the purposes and uses herein set forth, free from all rights and benefits under and by virtue of the Homestead Exemption Laws of the State of Illinois, which said rights and benefits the said Mortgagor does hereby expressly release and waive.

AND SAID MORTGAGOR covenants and agrees:

To keep said premises in good repair, and not to do, or permit to be done, upon said premises, anything that may impair the value thereof, or of the security intended to be effected by virtue of this instrument; not to suffer any lien of mechanics men or material men to attach to said premises; to pay to the Mortgagee, as hereinafter provided, until said note is fully paid, (1) a sum sufficient to pay all taxes and assessments on said premises, or any tax or assessment that may be levied by authority of the State of Illinois, or of the county, town, village, or city in which the said land is situate, upon the Mortgagor on account of the ownership thereof; (2) a sum sufficient to keep all buildings that may at any time be on said premises, during the continuance of said indebtedness, insured for the benefit of the Mortgagee in such forms of insurance, and in such amounts, as may be required by the Mortgagee.

In case of the refusal or neglect of the Mortgagor to make such payments, or to satisfy any prior lien or incumbrance other than that for taxes or assessments on said premises, or to keep said premises in good repair, the Mortgagee may pay such taxes, assessments, and insurance premiums, when due, and may make such repairs to the property herein mortgaged as in its discretion it may deem necessary for the proper preservation thereof, and any moneys so paid or expended shall become so much additional indebtedness, secured by this mortgage, to be paid out of proceeds of the sale of the mortgaged premises, if not otherwise paid by the Mortgagor.

It is expressly provided, however (all other provisions of this mortgage to the contrary notwithstanding), that the Mortgagee shall not be required nor shall it have the right to pay, discharge, or remove any tax, assessment, or tax lien upon or against the premises described herein or any part thereof or the improvements situated thereon, so long as the Mortgagor shall, in good faith, contest the same or the validity thereof by appropriate legal proceedings brought in a court of competent jurisdiction, which shall operate to prevent the collection of the tax, assessment, or lien so contested and the sale or forfeiture of the said premises or any part thereof to satisfy the same.

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Property of Cook County Clerk's Office



UNOFFICIAL COPY 2

Whenever the said Mortgagee shall be placed in possession of the above described premises under an order of a court in which an action is pending to foreclose this mortgage or a subsequent mortgage, the said Mortgagee, in its discretion, may: keep the said premises in good repair; pay such current or back taxes and assessments as may be due on the said premises; pay for and maintain such insurance in such amounts as shall have been required by the Mortgagee; lease the said premises to the Mortgagor or others upon such terms and conditions, either within or beyond any period of redemption, as are approved by the court; collect and receive the rents, issues, and profits for the use of the premises hereinabove described; and employ other persons and expend itself such amounts as are reasonably necessary to carry out the provisions of this paragraph.

AND IN CASE OF FORECLOSURE of this mortgage by said Mortgagee in any court of law or equity, a reasonable sum shall be allowed for the solicitor's fees, and stenographers' fees of the complainant in such proceeding, and also for all outlays for documentary evidence and the cost of a complete abstract of title for the purpose of such foreclosure; and in case of any other suit, or legal proceeding, wherein the Mortgagee shall be made a party thereto by reason of this mortgage, its costs and expenses, and the reasonable fees and charges of the attorneys or solicitors of the Mortgagee, so made parties, for services in such suit or proceedings, shall be a further lien and charge upon the said premises under this mortgage, and all such expenses shall become so much additional indebtedness secured hereby and be allowed in any decree foreclosing this mortgage.

AND THERE SHALL BE INCLUDED in any decree foreclosing this mortgage and be paid out of the proceeds of any sale made in pursuance of any such decree: (1) All the costs of such suit or suits, advertising, sale, and conveyance, including attorneys', solicitors', and stenographers' fees, outlays for documentary evidence and cost of said abstract and examination of title; (2) all the moneys advanced by the Mortgagee, if any, for the purpose authorized in the mortgage with interest on such advances at the rate set forth in the note secured hereby, from the time such advances are made; (3) all the accrued interest remaining unpaid on the indebtedness hereby secured; (4) all the said principal money remaining unpaid. The overplus of the proceeds of sale, if any, shall then be paid to the Mortgagor.

If Mortgagor shall pay said note at the time and in the manner aforesaid and shall abide by, comply with, and duly perform all the covenants and agreements herein, then this conveyance shall be null and void and Mortgagor will, within thirty (30) days after written demand therefor by Mortgagee, execute a release or satisfaction of this mortgage, and Mortgagor hereby waives the benefits of all statutes or laws which require the earlier execution or delivery of such release or satisfaction by Mortgagee.

IT IS EXPRESSLY AGREED that no extension of the time for payment of the debt hereby secured given by the Mortgagee to any successor in interest of the Mortgagor shall operate to release, in any manner, the original liability of the Mortgagor.

THE COVENANTS HEREIN CONTAINED shall bind, and the benefits and advantages shall inure, to the respective heirs, executors, administrators, successors, and assigns of the parties hereto. Wherever used, the singular number shall include the plural, the plural the singular, and the masculine gender shall include the feminine.

WITNESS the hand and seal of the Mortgagor, the day and year first written.

Barbara J. Silber
Barbara J. Silber [SEAL] _____ [SEAL]
BARBARA J. SILBER [SEAL] _____ [SEAL]

STATE OF ILLINOIS

COUNTY OF COOK

§ 3:

I, THE UNDERSIGNED, _____, a notary public, in and for the County and State aforesaid, Do Hereby Certify That BARBARA J. SILBER, DIVORCED & NOT SINCE and REMARRIED _____, ~~has~~ personally known to me to be the same person whose name IS _____ subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that HE SHE signed, sealed, and delivered the said instrument as HIS HER 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 16th day April, A. D. 1976
Barbara J. Silber
Notary Public

DOC. NO. Filed for Record in the Recorder's Office of _____ County, Illinois, on the _____ day of _____ A.D. 19 _____ at _____ o'clock _____ m., and duly recorded in Book _____ of _____ Page _____

TAX IDENTIFICATION NUMBER: 09-11-101-051
THIS INSTRUMENT PREPARED BY:
JOHN P. DAVEY
DRAPER AND KRAMER, INCORPORATED
33 WEST MONROE STREET
CHICAGO, ILLINOIS 60603

HUD-92116M (5-80)

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PARCEL 1:

THE SOUTHERLY 47.66 FEET OF THAT PART OF LOT 2 IN OWNER'S SUBDIVISION OF PART OF SECTION 11, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS PER PLAT OF SAID OWNER'S SUBDIVISION FILED FOR RECORD IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS ON JANUARY 2, 1917 AS DOCUMENT 6022131 DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH WEST CORNER OF LOT 22 IN GLENVIEW REALTY COMPANY'S CENTRAL GARDENS, A SUBDIVISION OF PART OF THE NORTH WEST 1/4 OF SAID SECTION 11, THENCE NORTHERLY ALONG A CURVED LINE 50.0 FEET EASTERLY OF AND PARALLEL WITH THE CENTER LINE OF GREENWOOD ROAD (SAID CURVED LINE BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 4,533.75 FEET) A DISTANCE OF 167.48 FEET, CHORD MEASURE TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED, THENCE EASTERLY ALONG A LINE DRAWN AT RIGHT ANGLES TO SAID CHORD, A DISTANCE OF 83.36 FEET, THENCE NORTHERLY ALONG A LINE DRAWN AT RIGHT ANGLE TO THE LAST DESCRIBED LINE A DISTANCE OF 136 FEET MORE OR LESS TO A LINE 349.50 FEET SOUTH OF AND PARALLEL WITH (MEASURED AT RIGHT ANGLE TO) THE NORTH LINE OF SAID SECTION 11, THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID SECTION 11, A DISTANCE OF 80.0 FEET MORE OR LESS A CURVED LINE 50.0 FEET EASTERLY OF AND PARALLEL WITH THE CENTER LINE OF GREENWOOD ROAD (SAID CURVED LINE BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 4,533.75 FEET) THENCE SOUTHERLY ALONG SAID LAST DESCRIBED CURVED LINE A DISTANCE OF 130.0 FEET MORE OR LESS TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS

PARCEL 2:

THAT PART OF LOT 2 IN OWNER'S SUBDIVISION OF PART OF SECTION 11, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS PER PLAT OF SAID OWNER'S SUBDIVISION FILED FOR RECORD IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS ON JANUARY 2, 1917 AS DOCUMENT 6022131, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF A LINE 349.59 FEET SOUTH OF AND PARALLEL WITH (MEASURED AT RIGHT ANGLES TO) THE NORTH LINE OF SAID SECTION 11, WITH A CURVED LINE 50.0 FEET EASTERLY OF AND PARALLEL WITH THE CENTER LINE OF GREENWOOD ROAD (SAID CURVED LINE HAVING A RADIUS OF 4,533.75 FEET AND CONCAVE EASTERLY) THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID SECTION 11, A DISTANCE OF 35.0 FEET THENCE NORTH 45 DEGREES WEST A DISTANCE OF 44 FEET, MORE OR LESS TO THE AFORESAID LINE WHICH IS 50.0 FEET EASTERLY OF AND PARALLEL WITH THE CENTER LINE OF GREENWOOD ROAD THENCE SOUTHERLY ALONG SAID LINE WHICH IS 50.0 FEET EAST OF THE CENTER LINE OF GREENWOOD ROAD 32 FEET MORE OR LESS TO THE POINT OF BEGINNING ALL IN COOK COUNTY, ILLINOIS

PARCEL 3:

EASEMENTS AS SET FORTH IN THE DECLARATION OF EASEMENTS AND EXHIBIT '1' THERETO ATTACHED DATED NOVEMBER 4, 1960 AND RECORDED DECEMBER 19, 1960 AS DOCUMENT 18043592 MADE BY CHICAGO TITLE AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 22, 1957 KNOWN AS TRUST NUMBER 39470 AND AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 17, 1960 KNOWN AS TRUST NUMBER 42231 AND AS CREATED BY THE DEED FROM CHICAGO TITLE AND TRUST COMPANY'S A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 22, 1957 KNOWN AS TRUST NUMBER 39470 AND AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 17, 1960 KNOWN AS TRUST NUMBER 42231 TO PACIFIC ISLES LIMITED DATED FEBRUARY 2, 1962 AND RECORDED MARCH 30, 1962 AS DOCUMENT 18436282 FOR THE BENEFIT OF PARCEL 1 AFORESAID FOR INGRESS AND EGRESS IN COOK COUNTY, ILLINOIS.

PARTY WALL RIGHTS IN THAT PART OF THE PARTY WALL (S) LOCATED ON THE PREMISES () OF AND ADJOINING THE ABOVE DESCRIBED PROPERTY, AND OF AND IN THE LAND ON WHICH SAID WALL (S) IS (ARE) ERECTED, TOGETHER WITH THE RIGHT OF SUPPORT FOR SAID WALL (S).