

UNOFFICIAL COPY

Mortgage 2 5 3 0 3 0

(Individual Form)

86253880

THE UNDERSIGNED,

Larry L. Izenstark and Roberta Izenstark, his wife
of village of River Forest, County of Cook

, State of Illinois

hereinafter referred to as the Mortgagor, does hereby mortgage and warrant to
SOUTH CENTRAL BANK AND TRUST CO. OF CHICAGO

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

Lot 4 in Block 9 in William H. Beckman's Subdivision of the West 1/2 of the
West 1/2 of the North East 1/4 of Section 1, Township 39 North, Range 12 East
of the Third Principal Meridian, in Cook County, Illinois

PIN #: 15-1-212-009

DEPT-HOL RECORDING

\$11.25

CH223 TRAN 5769 06/28/86 16 19 00

TR 86-253880

Cook County Recorder

Together with all buildings, improvements, fixtures or appurtenances now or hereafter erected thereon or placed thereon, including all apparatus, equipment, fixtures or articles, whether in single units or centrally controlled, used to supply heat, gas, airconditioning, water, light, power, refrigeration, insulation 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, so-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, leases and profits of and 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 subrogated to the rights of all mortgagees, lessees and owners paid off by the proceeds of loan hereby secured.

TO HAVE AND TO HOLD the said property, to a land 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 Mortgagee 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 as the principal sum of Eighty Thousand and no/100----- Dollars

(\\$ 80,000.00

), which Note, together with interest thereon as therein provided, is payable in monthly installments of

Eight Hundred Fifty-Nine and 69/100----- Dollars

(\\$ 859.69

), commencing the 1st day of August .19 86 .

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 his 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 Eighty Thousand and no/100----- Dollars (\\$ 80,000.00), provided that nothing herein contained shall be construed 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

(4) Final payment of the remaining principal plus interest thereon shall be due on July 1, 2001.

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 and all such items as charged against said property shall be conclusively deemed valid for the purpose of this mortgage; (3) To keep the improvements on said property in good repair, to insure public liability insurance and such other insurance as the Mortgagee may require, that the indebtedness is fully paid, or in case of foreclosure, shall expiration of the period of redemption, for the full payable value thereof, in such manner 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 take payable to the owner of the certificate of sale, owner of any debt, etc., any receiver or redeemer, or in discharge to a Master or Commissioner's deed, and in case of loss under such policies, the Mortgagee is authorized to act as collector and compromise, to discretion, all claims thereunder and to execute and deliver on behalf of the Mortgagee all necessary proceedings of loss, etc., etc., vouchers, releases and acquisitions required to be issued by the insurance companies, and the Mortgagee 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) 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 lessor expressed or imputed to the benefit 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 or 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.

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, I promise 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 payment 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, I promise 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 or new or additional note or notes 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 money paid or disbursed by Mortgagee for any of the above purposes and such money 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 money as above authorized, but nothing herein contained shall be construed as requiring the Mortgagee to advance any money for any purpose not 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.

86253880

UNOFFICIAL COPY

ON
WEEKS & HOURS
324

TO
MAIL

Nearby Public

day of **July** **19** **86**

[Signature] GIVEN under my hand and Notarial Seal, this

Their rights under any homestead, freehold or voluntary act, for the uses and purposes herein set forth, including the release and waiver of all

geographically known to me to be the same person is where name is same

and his good country, in the State where, DO HEREBY CERTIFY THAT Larry L. ZENSTARK & Robbie Izensztark, and his good country,

COUGAR OF COOK A. KILEY L. GARNER J. "NORTHERN PUBLIC IN

ANSWER TO THE QUESTION OF WHETHER THE STATE IS A PERSON IN THE LAW

Larry L. Zensabar (SILVER) **Hopberta Zenesabar**

10. **NAME** _____ **ADDRESS** _____ **AD. 988** _____ **TELE.** _____

IN WITNESS WHEREOF, we have hereunto set our hands and seals this _____ day

and the corresponding effect size of this moderator. Note again that the effect sizes are to be interpreted as the change in the dependent proportion had better been moderated

However, the number of publications per year has increased steadily over time, indicating a growing interest in the field.

The last sentence of the first paragraph of the original version of the paper was omitted from the published version because it contained a reference to a manuscript that had not yet been submitted for publication.

before the communication can be sent. This is because the communication must be sent before the other party can receive it. If the communication is sent before the other party has received it, then the communication will be lost.

Consequently, the present study is limited to the first two stages of the process of socialization. Consequently, the present study is limited to the first two stages of the process of socialization. Consequently, the present study is limited to the first two stages of the process of socialization.

Finally, we can compare the results of our model with those obtained by other authors. In Table 1, we present a comparison of the values of χ^2 and $\chi^2/\text{d.o.f.}$ obtained by different authors for the same set of data. The values of χ^2 and $\chi^2/\text{d.o.f.}$ are given for the case of the best fit of each model. The values of χ^2 and $\chi^2/\text{d.o.f.}$ are given for the case of the best fit of each model. The values of χ^2 and $\chi^2/\text{d.o.f.}$ are given for the case of the best fit of each model.

attempted to be avoided, and it is the intention of the present provision to do so by giving the court in each case the power to make detailed orders for the return of documents deemed necessary to enable the court to determine the validity of the claim or possession of the party.

unambiguously supported by the phylogenetic tree in Fig. 1 and the intermediate reduction of the number of ctenophores in each taxon, as well as the reduction of the number of ctenophores in each taxon.

overpasses in 1971, shall be paid to the Director of Bridges, and the contractor shall be paid for all the proceeds received by him in excess of one-half the cost of the bridge or overpass.

Hence the percentage of the time of total treatment required for any lithotomy depends on the number of operations per month.

Because of the lack of a clear-cut definition of what constitutes a "lens," it is often difficult to determine whether a particular lens is a true lens or merely a projection system. In general, however, a lens is defined as a system of lenses that has the ability to form a real image of an object.

G The issue is of the scarce belief and detail be made in performance of any coverage between countries or in making any provision for payment under the terms of the contract.