

13.00

Mortgage

THIS INDENTURE WITNESSETH: That the undersigned,

JEFFREY L. KRUEGER and JUNE A. KRUEGER, husband and wife

of the Village of Bartlett, County of Cook, State of Illinois, hereinafter referred to as the Mortgagor, does hereby Mortgage and Warrant to

GLENVIEW STATE BANK

a banking corporation organized and existing under the laws of the State of Illinois, hereinafter referred to as the Mortgagee, the following real estate (which said real estate and all other property herein mortgaged and conveyed as hereinafter described and defined are hereinafter referred to as the "mortgaged premises") situated in the County of Cook, in the State of Illinois, to wit:

LOT 5 IN THE BARON OF BARTLETT SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTH WEST 1/4 OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN IN THE VILLAGE OF BARTLETT IN COOK COUNTY, ILLINOIS.

PTN: 06-33-301-022-0000

pperty address: Lot 5 (Vacant property) Bartlett, Illinois (Crystal Ln & Naperville Rd)

TOGETHER with all buildings, improvements, fixtures or appurtenances now or hereafter erected thereon, 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 otherwise and any other thing now or hereafter therein or thereon the furnishing of which by lessors to lessees is customary or appropriate, including screens, venetian blinds, window shades, storm doors and windows, floor coverings, screen doors, in-a-door beds, awnings, stoves and water heaters (all of which are 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 under or by virtue of any lease or agreement for the use or occupancy of said property, or any part thereof, whether said lease or agreement is written or verbal and whether it is now or may be hereafter existing or which may be made by the Mortgagee under the power herein granted to it; it being the intention hereof (a) to pledge said rents, issues and profits on a parity with said real estate and not secondarily and such pledge 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 avails thereunder, together with the right in case of default, either before or after foreclosure sale, to enter upon and take exclusive possession of, manage, maintain and operate said premises, or any part thereof, make leases for term as deemed advantageous to it, terminate or modify existing or future leases, collect said avails, rents, issues and profits regardless of when earned and use such measures whether legal or equitable as it may deem proper to enforce collection thereof, employ renting agencies or other employees, alter or repair said premises, buy furnishings and equipment therefor when it deems necessary, purchase all kinds of insurance, and in 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 is prior to the lien of any other indebtedness hereby secured, and out of the income retain reasonable compensation for itself, pay insurance premiums, taxes and assessments, and all expenses of every kind, including attorneys' fees incurred in the exercise of the powers herein given, and from time to time apply any balance of income not, in its sole discretion, needed for the aforesaid purposes, first on the interest and then on the principal of the indebtedness hereby secured, before or after any decree of foreclosure, and on the deficiency in the proceeds of sale, if any, whether there be a decree in personam therefor or not. Whenever all of the indebtedness secured hereby is paid, and the Mortgagee, in its sole discretion, feels there is no substantial uncorrected default in performance of the Mortgagor's agreements herein, the Mortgagee, on satisfactory evidence thereof, shall relinquish possession and pay to Mortgagor any surplus income in its hands. The possession of Mortgagee may continue until all indebtedness secured hereby is paid in full or until the delivery of a Master's Deed or Special Commissioner's Deed pursuant to a decree foreclosing the lien hereof, but if no deed be issued then until the expiration of the statutory period during which it may be issued. Mortgagee shall, however, have the discretionary power at any time to refuse to take or to abandon possession of said premises without affecting the lien hereof. Mortgagee shall have all powers, if any, which it might have had without this paragraph. No suit shall be sustainable against Mortgagee based upon acts or omissions relating to the subject matter of this paragraph unless commenced within sixty (60) days after Mortgagee's possession ceases.

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 SIXTEEN THOUSAND FIVE HUNDRED

AND NO/100 Dollars (\$16,500.00), which note

together with interest thereon as provided by said note, is payable in monthly installments of NINETY ONE AND 67/100 plus accrued interest

on the first day of each month, commencing with October 1, 1986

with the final payment of outstanding principal and accrued interest due and payable on September 1, 1988.

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. Said funds may be commingled with other funds of the Mortgagee and shall not bear interest. And to secure possible future advances as hereinafter provided and to secure the performance of the Mortgagor's covenants herein contained.

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Property of Cook County Clerk's Office

Notary Public

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

STATE OF ILLINOIS, COUNTY OF ... SS.

By Secretary President

ATTEST

In TESTIMONY WHEREOF, the undersigned hath caused these presents to be signed by its President and its corporate seal to be hereunto affixed and attested by its Secretary this day of A. D. 19...

UNOFFICIAL COPY

proceedings to which either party hereto shall be a party by reason of this mortgage or the note hereby secured; (b) preparations for the commencement of any suit or for foreclosure hereof or for the exercise of the right to foreclose, whether or not actually commenced and (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 mortgaged premises or the security hereof. In the event of a foreclosure sale of the mortgaged 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 note 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 whosoever 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) In case the mortgaged premises, or any part thereof, shall be taken by condemnation, the Mortgagee is hereby empowered to collect and receive all compensation which may be paid for any property taken or for damages to any property not taken and all condemnation compensation so received shall be forthwith applied by the Mortgagee as it may elect, to the immediate reduction of the indebtedness secured hereby and in such event, the balance of the indebtedness secured hereby shall at the election of the mortgagee become immediately due, or to the repair and restoration of any property so damaged, provided that any excess over the amount of the indebtedness shall be delivered to the Mortgagor or his assignee

(8) In the event the mortgagor sells the property within described to any purchaser without the prior approval in writing by the mortgagee, then at the option of the mortgagee, the debt incurred by this instrument shall immediately become due and payable.

(9) The mortgagor waives any and all rights of redemption from sale under any order or decree of foreclosure of this mortgage on its own behalf and on behalf of each and every person, except decree or judgment creditors of the mortgagor, acquiring any interest in or title to the premises subsequent to the date of this mortgage.

COOK COUNTY, ILLINOIS
RECORDED

1986 AUG -8 PM 1:18

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IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals, this 19th

day of MAY, A. D. 1986

Jeffrey L. Krueger (SEAL)
JEFFREY L. KRUEGER (SEAL)

Jane A. Krueger (SEAL)
JANE A. KRUEGER (SEAL)

STATE OF ILLINOIS,
COUNTY OF Cook } ss.

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY, THAT Jeffrey L. Krueger and Jane A. Krueger

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 6th day of August, A. D. 1986

Jane Parkinson
Notary Public

My Commission Expires 2/24/88

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(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 the mortgaged premises, including those delinquent 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;

A. THE MORTGAGOR COVENANTS:

- (2) To keep the improvements now or hereafter situated upon the mortgaged premises insured against loss or damage by fire, lightning, windstorm and such other hazards, including liability under laws relating to intoxicating liquors and including hazard now contemplated, as the Mortgagee may reasonably require to be insured against, under policies providing for payment by the insurance companies of money 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 payable to the owner of the certificate of sale, owner of any deficiency, any receiver or redemption agent, or any grantee in the Mortgagee's Deed; and in case of loss under such policies, the Mortgagee is authorized to adjust, collect and release promissory notes, 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; the Mortgagee is authorized in its discretion to apply the net proceeds of any such insurance to the discharge of any obligation of the Mortgagee, or to a restoration of the mortgaged premises, or to the indebtedness of the Mortgagee, and any 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 the mortgaged premises, but nothing herein contained shall be construed as authorizing any such work without the prior written consent of the Mortgagee;
(4) To promptly repair, restore or rebuild any buildings or improvements now or hereafter on the mortgaged premises which may become damaged or destroyed;
(5) To keep the mortgaged premises in good condition and repair, without waste, and free from any mechanics, 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 the mortgaged premises 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, permit, without the written permission of the Mortgagee being first had and obtained (a) any use of the mortgaged premises 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 the mortgaged premises (c) a purchase or construction of any additional improvements, alterations, additions, demolitions, removals or sale of any improvements, apparatus, appurtenances, fixtures or equipment now or hereafter upon the mortgaged premises (d) any apparatus, fixtures or equipment to be placed in or upon any buildings or improvements on the mortgaged premises (e) any sale, transfer, or assignment of any right, title or interest in or to the mortgaged premises where the mortgage is to continue in full force and effect after such a sale, transfer or assignment;
(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 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 any act it may deem necessary to protect the lien hereof; that the Mortgagee will repay upon demand and any moneys paid or disbursed by the Mortgagee for any of the above purposes and such moneys together with interest thereon shall be included from the date of disbursement at the rate payable from time to time on outstanding principal under the Note as payment of interest at such rate would be contrary to applicable law, in which event such amount shall bear interest at the highest rate permissible under applicable law 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 the mortgaged 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 hereunder;
(2) That it is the intent hereof to secure payment of said note whether the entire amount thereof has been advanced to the Mortgagee or at a later date, which advance shall in no event operate to make the principal sum of the indebtedness greater than the original principal amount plus any amount of interest or amount of principal that may be added to the mortgage indebtedness under the terms of this mortgage for the purpose of protecting the mortgaged premises and the Mortgagee's lien thereon;
(3) That in the event the ownership of the mortgaged premises or any part thereof becomes vested in a person other than the Mortgagee, the Mortgagee may, without notice to the Mortgagee, deal with such premises or accessories in interest with reference to this mortgage and the debt hereby secured in the same manner as with the Mortgagee, and may foreclose to sue or may extend time for payment of the debt hereby secured without discharging or in any way affecting the liability of the Mortgagee 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 herein contained or in making any payment under said note or obligation or any extension or renewal thereof, or if proceedings are instituted to enforce any Bankruptcy Act by or against the Mortgagee, or if the Mortgagee 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 Mortgagee abandon any of the mortgaged premises, then and in any of said events, the Mortgagee is hereby authorized and empowered, at its option, and without the necessity of a decree, to sell the mortgaged premises and the property thereon, and to apply the proceeds thereof, with interest thereon, to the payment of the principal and interest due and payable, whether or not such default be remedied by the Mortgagee, and to apply toward the payment of said mortgage indebtedness any indebtedness of the Mortgagee, and in any foreclosure a sale may be made of the mortgaged premises on a manna immediately proceed to foreclose this mortgage, and in any foreclosure a sale may be made of the mortgaged premises on a manna 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 the sale, and without notice to the Mortgagee, or any party claiming under him, and without regard to the solvency of the Mortgagee or the then value of the mortgaged premises, or whether the same shall then be occupied by the owner of the property during the foreclosure sale, appoint a receiver with power to manage and rent and collect the rents, issues and profits of the mortgaged premises during the foreclosure sale, and the receiver shall have power to take possession of the premises, and to collect the rents, issues and profits of the same, and to apply the same toward the payment of the principal and interest due and payable, and to apply toward the payment of said mortgage indebtedness any indebtedness of the Mortgagee, and in any foreclosure a sale may be made of the mortgaged premises on a manna immediately proceed to foreclose this mortgage, and in any foreclosure a sale may be made of the mortgaged premises on a manna without offering the several parts separately;

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