## September OFFICIAL COPY (

MORTGAGE (Illinois) For Use With Note Form (ia. 1447

## 86355440

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(Above Space For Recorder's Use Only)

herein referred to as "Martragers," and PIESE Security Bank of Chicago.  106 K. Centrolo Chicago. Thistopy and the state of the state o	herein referred to as "Mortgagors," and First Security Bank of Chicago  196 E. Pearson Chicago, Illinois herein referred to as "Mortgagee," witnesseth:  (No. and Street) (City) (State)  THAT, WHEREAS, the Mortgagors are justly indebted to the Mortgagee upon the installment note of even date herewith, in the principal sum of Thirty Six. Thousand and no/100———————————————————————————————————
THAT, WILE PRIVATE, the Montgagers are jointy indebted to the Mortgager upon the installment note of ever date herealth, in the principal sum of Thirty Six, Thousand and not 100/100—  Thirty Six, Thousand and the notes of such appointment, then at the office of the Mortgager is not the notes of such preparation of more part and inferest in accordance with the term, pronous and installing of this mertgage, and the performance of the coreanness of the contained by the Mortgager of the preformance of the coreanness of the contained by the Mortgager of the preformance of the coreanness of the coreanness of the preformance of the coreanness of the coreanness of the preformance of the coreanness of the coreanness of the preformance of the coreanness of the c	(No. and Street)  (Ro. and Str
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Sucrtion 28, Township 40 Nortes, annee 14 East of the Third Principal Meridian, in Cook County, Illinois, which plat of survey 18 strached as Exhibit A to the Declaration of Condominium made by LaSaile National Bank, at Trustee under Trust Agreement dated May 1, 1971 known as Trust on March 100 north and the Color of the County of County, Illinois, on March 100 north and the County of March 100 north and the Co	1/4 of Section 28, Townsh p 40 North, Range 14 East of the Third Principal Meridian, in Cook
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which, with the property herionfore described, is referred to beron as the "premises."  17.62.11.11.18 with all improvements, teaments, secures, and appartenances thereto belonging, and all rents, issues and profits thereof for an long and thring all such dimes as Mortgagors may be exhibed thereto (which are pledged primarily and on a parity with said real state with a property of the profits	tilinois, on March 10, 1980 as bocareit Number 25386511 together with an undivided Percentage
This mortgage consists of two pages. The covenants, conditions and gravitions described before and are school of the purposes, and the state of littinois, which said read estate whether physically attached there or or not, and it is agreed that all similar apparatus, equipment or activates breading placed in the permises into the Africagace, and its agreed that all similar apparatus, equipment or activates breading placed in the permises into the Africagace, and its agreed that all similar apparatus, equipment or activates breading placed in the permises into the Africagace, and its agreed that all similar apparatus, equipment or activates breading placed in the permises into the Africagace, and its agreed that all similar apparatus, equipment or activates breading placed in the permises into the Africagace, and its agreed that all similar apparatus, equipment or activates and activate and activated act	which, with the property hereinofter described is referred to be rein as the "greenless" #14-28-309-031-1002"
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which said rights and benefits the Marrianaus do hereby expressly release and my all states.  The name of a record owner is: Bruce Peller 200 Ellen B. Fritann  AUG-14-60 4 5 9 0 5 0 66355440 4 A Rec 11.00  This mortgage consists of two pages. The covenants, conditions and growthous appearing on page 1 the reverse side of this mortgage) are imaporated herein by reference and are whart acreed and shall be bjeding on the Marriangurors, their leits, successors and assigns.  WINIS the hand and vaid of blygagets the found and shall be bjeding on the Marriangurors, their leits, successors and assigns.  PLEASE PRINT OR Bruce Heller (Seal)  The NAME(S) BELOW SIGNATURE(S)  State of lithnois, County of Cook state of the State of the same person— whose name and county, in the State aforesaid, DO HEREBY CERTIFY that Bruce Heller and Ellen B. Kreateman  PERSON SEAL SEAL SEAL SEAL SEAL SEAL SEAL SEAL	decided we a pair of sam real estate whether physically attached there or not, and it is agreed that all similar apparatus, equipment or acticles hereafter placed in the accurises by the Moriements or their successors or assigns shall be considered as constituting part of the real estate.
This mortgage consists of two pages. The covenants, conditions and gravitions appearing on page 2 line reverse side of this mortgage) are incorporated herein h) reference and are post forced and shall be bigding on the Mortgages, their lains ancessors and assigns.  WITNESS PRINT OR Type NAME(8)  State of litinois, Countly of Cook Signatures of the Signature of	upon the uses herein set forth, free from all rights and benefits under and its rights of the Homestead Exemption Laws of the State of Illinois
This mortgage consists of two pages. The covenants, conditions and graviting appearing on p.c. 2 the reverse side of this mortgage) are incorporated berein by reference and are general detect and shall be lightly on the Mortgagors, their Line, successors and assigns.  PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)  State of lilinois, County of Cook	The name of a record owner is: Bruce Heller and Ellen B. Kr. itman
This mortgage consists of two pages. The covenants, conditions and graviting appearing on p.c. 2 the reverse side of this mortgage) are incorporated berein by reference and are general event and shall be highly on the Nortgagors, their Line, successors and assigns.  PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)  (Seal)  State of lilinois, County of Cook (Seal)  IMPRESS SEAL HERE  IMPRESS SEAL HERE  IMPRESS SEAL HERE  Given under my hand and official seal, this Company to the right of homestead  Given under my hand and official seal, this Company to the right of homestead  ADDRESS OF PROPERTY:  (NAME AND ADDRESS)  ADDRESS OF PROPERTY:  2740. N. Pino Grove #34	
This mortgage consists of two pages. The covenants, conditions and graviting appearing on p.c. 2 the reverse side of this mortgage) are incorporated berein by reference and are general detect and shall be lightly on the Mortgagors, their Line, successors and assigns.  PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)  State of lilinois, County of Cook	AUC-111-86 115 0 0 5 a 20/3551110 a A **** Rec 11 0 0
PLEASE PRINT OR TYPE NAME(S) BLOW SIGNATURE(S)  State of litinois, County of Cook ss., [Seal] (Seal)  State of litinois, County of Cook ss., [Seal] (Seal)  State of litinois, County of Cook ss., [Seal] (Seal)  IMPRESS SEAL SEAL SEAL SEAL SUBSCRIPTION OF THE USES AND PURPOSES OF PROPERTY:  2740. N. Pine Grove 334	Applit of the Committee Title
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Britco Helfer Ellen B. Kreitman (Seal)  State of litinois, County of Cook ss., I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Britce Heller and Ellen B. Kreitman personally known to me to be the same person whose name are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that the Y signed, sealed and delivered the said instrument as Lingly 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 official seal, this day of the uses and purposes therein set forth, including the release and waiver of the right of homestead  Given under my hand and official seal, this day of the uses and purposes therein set forth, including the release and waiver of the right of homestead  Given under my hand and official seal, this day of the uses and purposes therein set forth, including the release and waiver of the right of homestead  Given under my hand and official seal, this day of the uses and purposes therein set forth, including the release and waiver of the right of homestead  Given under my hand and official seal, this day of the uses and purposes therein set forth, including the release and waiver of the right of homestead  Given under my hand and official seal, this day of the uses and purposes therein set forth, including the release and waiver of the right of homestead	Co. Lawrence
State of litinois, County of Cook ss., I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Bruce Heller and Ellen B. Kreitman  IMPRESS SEAL subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that L h 2y signed, scaled and delivered the said instrument as Chelr 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 official seal, this day of the uses and purposes therein set forth, including the release and waiver of the right of homestead  Given under my hand and official seal, this day of the uses and purposes therein set forth, including the release and waiver of the right of homestead  Given under my hand and official seal, this day of the uses and purposes therein set forth, including the release and waiver of the right of homestead  Given under my hand and official seal, this day of the uses and purposes therein set forth, including the release and waiver of the right of homestead  Given under my hand and official seal, this day of the uses and purposes therein set forth, including the release and waiver of the right of homestead  Given under my hand and official seal, this day of the uses and purposes therein set forth, including the release and waiver of the right of homestead  Given under my hand and official seal, this day of the uses and purposes therein set forth, including the release and waiver of the right of homestead  Given under my hand and official seal, this day in person, and acknowledged that the first same person and acknowledged that the first s	PRINT OR Bruce Heller Ellen B. Kreitman
State of litinois, County ofCook ss., I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Bruce lieller and Ellen B. Kreitman needs to be the same person B. whose name needs signed, sealed and delivered before me this day in person, and acknowledged that L h ay signed, sealed and delivered the said instrument as	BELOW BIGNATURE IS
in the State aforesaid, DO HEREBY CERTIFY that Bruce Heller and  Ellen B. Kreitman  personally known to me to be the same person so whose name are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that the sy signed, sealed and delivered the said instrument as the 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 official seal, this day of the right of homestead  Given under my hand and official seal, this day of the right of homestead  Apple First Security Bank of Chicago 196 F Pearson, Chicago, IL (NAME AND ADDRESS)  ADDRESS OF PROPERTY:  2740 N. Pine Grove #34	
Given under my hand and official seal, this  Given under my hand and official seal, this  Colombision expires  This instrument was prepared by Lois J. Large Eirst Security Bark of Chicago 196 F. Pearson. Chicago, IL  (NAME AND ADDRESS)  ADDRESS OF PROPERTY:  2740 N. Pine Grove #34	
SEAL HERE  subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that L h QY signed, sealed and delivered the said instrument as LDQLT free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestend  Given under my hand and official seal, this day of day of the uses and purposes therein set forth, including the release and waiver of the right of homestend  Given under my hand and official seal, this day of the uses and purposes therein set forth, including the release and waiver of the right of homestend  Given under my hand and official seal, this day of the uses and purposes therein set forth, including the release and waiver of the uses and purposes therein set forth, including the release and waiver of the uses and purposes therein set forth, including the release and waiver of the uses and purposes therein set forth, including the release and waiver of the uses and purposes therein set forth, including the release and waiver of the uses and purposes therein set forth, including the release and waiver of the uses and purposes therein set forth, including the release and waiver of the uses and purposes therein set forth, including the release and waiver of the uses and purposes therein set forth, including the release and waiver of the uses and purposes therein set forth, including the release and waiver of the uses and purposes therein set forth, including the release and waiver of the uses and purposes therein set forth, including the release and waiver of the uses and purposes therein set forth, including the release and waiver of the uses and purposes therein set forth, including the release and waiver of the uses and purposes therein set forth, including the release and waiver of the uses and purposes therein set forth, including the release and waiver of the uses and purposes therein set forth, including the release and waiver of the uses and purposes therein set forth, including the release and wa	Ellen B. Kreitman
Given under my hand and official seal, this  Commission expires  The seal that E h ay signed, sealed and delivered the said instrument as Ebelt 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 official seal, this  Commission expires  This instrument was prepared by Lois J. Large Eirst Security Bank of Chicago 196 F. Pearson. Chicago, IL (NAME AND ADDRESS)  ADDRESS OF PROPERTY:  2740 N. Pine Grove #34	SEAL the state of
Given under my hand and official seal, this day of the right of homestead  Given under my hand and official seal, this day of the right of homestead  Given under my hand and official seal, this day of the right of homestead  Given under my hand and official seal, this day of the right of homestead  Given under my hand and official seal, this day of the right of homestead  Given under my hand and official seal, this day of the right of homestead  Given under my hand and official seal, this day of the right of homestead  Given under my hand and official seal, this day of the right of homestead  Given under my hand and official seal, this day of the right of homestead  Given under my hand and official seal, this day of the right of homestead  Given under my hand and official seal, this day of the right of homestead  Given under my hand and official seal, this day of the right of homestead  Given under my hand and official seal, this day of the right of homestead  Given under my hand and official seal, this day of the right of homestead  Given under my hand and official seal, this day of the right of homestead  Given under my hand and official seal, this day of the right of homestead  Given under my hand and official seal, this day of the right of homestead  Given under my hand and official seal, this day of the right of homestead  Given under my hand and official seal, this day of the right of homestead  Given under my hand and official seal, this day of the right of homestead  Given under my hand and official seal, this day of the right of homestead  Given under my hand and official seal, this day of the right of homestead  Given under my hand and official seal, this day of the right of homestead  Given under my hand and official seal, this day of the right of homestead  Given under my hand and official seal, this day of the right of homestead  Given under my hand and official seal, this day of the right of homestead  Given under my hand and official seal, this day of the right of homestead  Given under my hand a	edged that the 2X signed, sealed and delivered the said instrument as the 1x
Commission expires 7-19-56 19 This instrument was prepared by Lois J. Larue Eirst Security Bark of Chicago 196 F. Pearson, Chicago, IL (NAME AND ADDRESS)  ADDRESS OF PROPERTY:  2740 N. Pine Grove #34	waiver of the right of homestend
This instrument was prepared by Lois J. Larue Eirst Security Bark of Chicago 196 F. Pearson. Chicago, IL (NAME AND ADDRESS)  ADDRESS OF PROPERTY:  2740 N. Pine Grove #34	
ADDRESS OF PROPERTY:	Notary Public
2.740 N. Pine Grove #34	(NAME AND ADDRESS)
MAIL TO: ADDRESS 196 F BORROOD Chicago	
MAIL TO: ADDRESS 19 FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS MOREGAGE.	Chicago, illinois 8
MAIL TO: Samples 106 F Bourson	THE FIRST Security Bank of Chicago THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS MIGRIGAGE.
STATE Chicago, Illinois zip cope 606 1. 1 0.0	STATE Chicago, Illinois zie cone 606 11.2 .0.0

## THE COVENANTS, CONDITIONS (NI) THE PROPERTY OF THE REVERSE SIDE OF THIS RECOVERANTS, CONDITIONS (NI) THE PROPERTY OF THE REVERSE SIDE OF THIS RECOVERANTS, CONDITIONS (NI) THE REVERSE SIDE OF THIS RECOVERANT (NI) THE REVERSE SIDE OF THE T MORTGAGE):

- 1. Mortgagors shall (1) promptly repair, restore or rebuild any buildings or improvements now or bereafter on the premises which may become damaged or be destroyed; (2) keep said premises in good condition and repair, without waste, and free fram mechanic's or other liens or claims for lien not expressly subordinated to the lien thereof; (3) pay when doe any indebtedness which may be secured by a lien or charge on the frequency eightly to the lien beread, and upon request exhibit satisfactory exidence of the discharge of such promises the Mortgagee; (4) complete within a reasonable time any buildings or buildings now or at any time in process of election upon said premises; (5) comply with all requirements of law or numicipal ordinances with respect to the premises and the use thereof, (6) make no material alterations in said premises except as required by law or municipal ordinance.
- 2. Mortgagors shall pay before any penalty attaches all general taxes, and shall pay special taxes, special assessments, water charges, a sewer service charges, and other charges against the premises when due, and shall, upon written request, furnish to the Mortgagee duplicate receipts therefor. To present default becomed: Mortgagors shall pay in full under protest, in the manner provided by statute, any tax or assessment which Mortgagors may desire to contest.
  - 3. In the event of the enactment after this date of any law of Illinois deducting from the value of land for the purpose of taxation any lien thereon, or imposing upon the Mortgagee the payment of the whole or any part of the taxes or assessments or charges or liens herein tequired to be paid by Mortgagots, or changing in any way the laws relating to the taxation of mortgages or debts secured by mortgages or the mortgagee's interest in the property, or the manner of collection of taxes, so as to affect this mortgage or the debt secured hereby or the holder thereof, then and in any such exent, the Mortgagots, upon demand by the Mortgagee, shall pay such taxes or assessments, or reinforces the Mortgagee therefor; provided, however, that if in the opinion of counsel for the Mortgagee (a) it might be unlastful to require Mortgagots to make such payment or (b) the making of such payment might result in the imposition of interest beyond the maximum amount permitted by law, then and in such event, the Mortgagee may elect, by notice in writing given to the Mortgagots, to declare all of the indebtedness secured hereby to be and become due and payable sixty (60) days from the giving of such notice.
  - 4. If, by the laws of the United States of America or of any state having jurisdiction in the premises, any tax is due or becomes due in respect of the issuance of the note hereby secured, the Mortgagors covenant and agree to pay such tax in the manner required by any such law. The Mortgagors further covenant to hold barmless and agree to indemnity the Mortgagors and the Mortgagoe's successors or assigns, against any liability incurred by reason of the imposition of any tax on the issuance of the note secured hereby.
  - 5. At such time is the Mortgagois are not in default either under the terms of the note secured hereby or under the terms of this mortgage, the Mortgago, shall have such privilege of making prepayments on the principal of said note (in addition to the required payments) as may be provided in said note.
  - 6. Mortgagors shall (cc) all buildings and improvements now or hereafter situated on said premises insured against loss or damage by fire, lightning and windstate under pulsees providing for payment by the insurance companies of moneys sufficient either to pay the tost of replacing or repairing the same or to pay in full the indebtedness secured hereby, all in companies satisfactory to the Mortgagee, under insurance policies payable in case of lass or damage, to Mortgagee, such rights to be evidenced by the standard mortgage clause to be attached to each policy, and shall deliver all policies, including additional and renewal policies, to the Mortgagee, and in case of insurance about to expire, shall deliver one sal policies not less than ten days prior to the respective dates of expiration.
  - 7. In case of default therein, Mortragge may, but need not, make any payment or perform any act herembefore required of Mortgaggors in any form and manner deemed expedent, and may, but need not, make full or partial payments of principal or interest on prior encumbrances, if any, and purchase, discharge, comprumise or scale any tax lien or other prior lien or title or claim thereof, or redeem from any tax sale or forfeiture affecting said precises any tax or assessment. All moneys paid for any of the purposes betten authorized and all expenses paid or incurred in connection therewith, including attorneys' fees, and any other moneys advanced by Mortgagee to protest the mortgaged premises and the lien hercot, and be so much additional indebtedness secured hereby and shall become immediately the and payable without notice and with interest furnion at the highest rate now permitted by Illinois law. Inaction of Mortgagee shall never be considered as a wniver of any right accurage to the Mortgagee on account of any default hereunder on the part of the Mortgagors.
  - 8. The Mortgagee making any payment hereby cuthorized relating to taxes or assessments, may do so according to any bill, statement or estimate procured from the appropriate public office valuation inquity into the accuracy of such bill, statement or estimate or into the validity of any tax, assessment, sale, forfeiture, tax lien of ple or claim thereof.
  - 9. Morigagors shall pay each item of indebtedness here a mentioned, both principal and interest, when due according to the terms hereof. At the option of the Mortgagee and without notice to Morigagors, all unpaid indebtedness secured by this mortgage shall, notwith-standing mything in the note or in this mortgage to the contrary, become due and payable (a) immediately in the case of default in making payment of any installment of principal or interest on the note, (c. 'b) when default shall occur and contains for three days in the performance of any other agreement of the Mortgagors herein contains (c.
- 10. When the indebtedness hereby secured shall become due whether by acceleration or otherwise, Mortgagee shall have the right to foreclose the lien hereof. In any stait to foreclose the lien hereof, there of the additional indebtedness in the decree for sale all expenditures and expert evidence, stenographers' charges, probleation costs and custs (which may be estimated as to items to be expended after entry of the decree) of procuring all such abstracts of title, title searches, and examinations, title insurance policies. Tortens certificates, and similar data and assurances with respect to 1.1c as Mortgagee may deem to be reasonably necessary either to prosecute such suit or to evidence to bidders at any sale which may be had maximan to such decree the true combition of the title to or the value of the premises. All expenditures and expenses of the nature in this paragraph mentioned shall become so much additional indebtedness secured hereby and immediately due and payable, with interest thereon as the nighest rate now permitted by Illinois law, when paid or incurred by Mortgagee in connection with (a) any proceeding, including probate a so bankruptcy proceedings, to which the Mortgagee shall be a party, either as plaintiff, claimant or defendant, by reason of this mortgage or any indebtedness hereby secured; or (b) preparations for the commencement of any suit for the foreclosure hereof after accrual of six o right to foreclose whether or not actually commenced; or (c) preparations for the defense of any actual or threatened suit or proceeding, when which might affect the premises or the security hereof. security hereof.
- 11. The proceeds of any foreclosure sale of the premises shall be distributed and applied in the following order of priority: First, on account of all costs and expenses incident to the functionare proceedings, including all such items as are mentioned in the preceding paragraph hereof; second, all other items which under the terms hereof constructe secured indebtedness ad dioral to that evidenced by the note, with interest thereon as herein provided; third, all principal and interest remaining unpaid on the cote fearth, any overplus to Mortgagors, their heirs, legal representatives or assigns, as their right; may appear.
- 12. Upon or at any time after the filing of a complaint to forcelose this mortgage the court in which such complaint is filed may appoint a receiver of said premises. Such appointment may be made either before or after sale, without notice, without repard to the solvency or insolvency of Mortgagors at the time of application for such receiver and without repard to the then value of the premises of whether the same shall be then occupied as a homestead or not, and the Mortgagor may be appointed as such receiver. Such receiver shall have nower to collect the rents, issues and profits of said premises during the pendency of such forcelosure suit and, in case of a sale and a deficiency, during the full statutory period of redemption, whether there be redemption or not, as well as during any further times when Mortgagors, except for the intervention of such receiver, would be entitled to collect such tents, issues and profits, and all other powers which may be necessary or are usual in such cases for the protection, possession, control, management and operation of the premises during the whole of said period. The Court from time to time may authorize the receiver to apply the net income in his hands in payment in whole or in part of: (1) The indebtedness secured hereby, or by any decree forcelosing this mortgage, or any tax, special assessment or other then which may be or became superior to the lien hereof or of such decree, provided such application is made prior to forcelosine sale; (2) the deficiency in case of a sale and deficiency. sale: (2) the deficiency in case of a sale and deficiency.
- 13. No action for the enforcement of the lien or of any provision berenf shall be subject to any defense which would not be good and available to the party interposing same in an action at law upon the note hereby secured.
- 14. The Mortgagee shall have the right to inspect the premises at all reasonable times and access thereto shall be permitted for that
- The Mortgagory shall periodically deposit with the Mortgagee such some as the Mortgagee may reasonably require for page
- 16. If the payment of said indebtedness or any part thereof be extended or varied or if any part of the security be teleused, all persons now or at any time bereafter liable therefor, in interested in said premises, shall be held to assent to such extension, variation or release, and their liability and the lien and all provisions hereof shall continue in full force, the right of recourse against all such persons being expressly reserved by the Martgagee, notwithstanding such extension, variation or release.
  - 17. Mortgagee shall release this mortgage and tien thereof by proper instrument upon payment and discharge of all indebtedness accured hereby and payment of a reasonable fee to Mortgagee for the execution of such release.
- 18. This mortgage and all provisions hereof, shall extend to and be binding upon Mortgagors and all persons claiming under or through Mortgagors, and the word "Mortgagors" when used begin shall include all such persons and all persons hable for the payment of the indebtedness or any part thereof, whether or not such persons shall have executed the note or this mortgage. The word "Mortgagee" swhen used herein shall include the successors and assigns of the Mortgagee named herein and the holder or holders, from time to time, of A 3, the note secured hereby.