

UNOFFICIAL COPY

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915596

State of Illinois

County of Cook

ASSIGNMENT

A951220-5

The undersigned, Uptown Federal Savings and Loan Association, a federally chartered savings and loan association, with its principal office and place of business in Chicago, Illinois (hereinafter referred to as "Uptown"), pursuant to due authorization by its Board of Directors and in consideration of Ten Dollars (\$10), the receipt and sufficiency of which is acknowledged by these presents, does hereby sell, assign, transfer and set over unto the Morgan Keegan Mortgage Company, Inc., a Tennessee Corporation, with its principal office in Memphis, Tennessee (hereinafter referred to as "Morgan Keegan") and its successors and assigns, all of Uptown's right, title and interest in, to and under those certain deeds of trust and all promissory notes secured thereby payable to the order of Niles Federal which are fully described on a list attached hereto marked Exhibit A bearing the date of May 6, 1986.

IN WITNESS WHEREOF, Uptown has caused this instrument to be duly executed and attested by its duly authorized officers and its seal affixed hereto this 18th day of June, 1986.

ATTEST

Uptown Federal Savings and Loan Association

By: Evelyn Snyder
Title: Ass't Secretary

By: Mary Margaret Cowhey
Title: Vice Pres.

Corporate Seal

COOK COUNTY, ILLINOIS
PUBLIC RECORDS

State of Illinois

1986 AUG 15 AM 11:05

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County of Cook

ss:

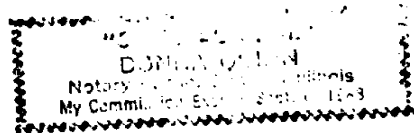
On the 18th day of June, 1986 before me, a notary public in and for the state listed above, personally appeared Mary Margaret Cowhey and Evelyn Snyder, known to me to be authorized officers of Uptown Federal Savings and Loan Association, which executed the within instrument, and also known to me to be the persons who executed it on behalf of said association, and acknowledge to me such savings and loan association executed the within instrument.

IN WITNESS WHEREOF, I appear unto and set my hand and affix my official seal the day and year in this certificate first above written.

[Signature]
Notary Public

My Commission Expires: 9-6-88

THIS INSTRUMENT WAS PREPARED BY:
Evelyn Snyder
281 Lawrencewood
Niles, Illinois 60648



MAIL TO:
Uptown Federal Savings and Loan Assn.
Attention: Evelyn Snyder
281 Lawrencewood
Niles, Illinois 60648

800

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21 912 647
Mortgage

(Individual Form)

7331 E. PRAIRIE
SKOKIE IL 60076

Loan No. 1317

THE UNDERSIGNED,

Howard Goldman and Rochelle Goldman, His Wife

St. 14 10-23-303-014-0000
St. 13 013
1121501A

of Skokie, County of Cook, State of Illinois

hereinafter referred to as the Mortgagor, does hereby mortgage and warrant to

NILES SAVINGS AND LOAN ASSOCIATION

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:

500

Lots 13 and 14 in Block 5 in Main Street and Crawford Avenue L Extension Subdivision, a subdivision of Lot 1 in Superior Court Partition of the East half of the South East quarter of Section 22, with the South West quarter of Section 23, Township 41 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois**

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 fitting of which by lessors to lessees is customary or appropriate, including screens, window shades, storm doors and windows, floor coverings, screen doors, 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 put 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 mortgagee 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

-----Thirty Three Thousand and 00/100----- Dollars

(\$ -----33,000.00-----), which Note, together with interest thereon as therein provided, is payable in monthly installments of

-----One Hundred Ninety Eight and 00/100----- Dollars

(\$ -198.00-), commencing the 10th day of July, 1972.

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 ----- Dollars (\$ -----).

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 payment thereof; (2) To pay when due and before any priority 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 extended against said property shall be conclusively deemed valid for the purpose of this requirement; (3) To keep 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 redemption, for the full insurable value thereof, in such amounts, 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, or in case of the forfeiture of any deficiency, any recovery or redemption, or any grantee in a deed pursuant to foreclosure, 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 assignments required 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) Immediately after destruction of 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 of damage; (5) To keep said 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 make, suffer or permit any unlawful use of or any nuisance on said property that would diminish or impair its value by any act or omission to act; (7) To comply with all requirements of law with respect to mortgaged premises and the use hereof; (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 on 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 to the Mortgagee, a prorata portion of the current year taxes upon the disbursement of the loan and 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 separate

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