

UNOFFICIAL COPY

MORTGAGE 87521607

THIS INDENTURE WITNESSETH: That the undersigned BORKO PULJIC, an unmarried person,

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

WASHINGTON SAVINGS AND LOAN ASSOCIATION 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, situated in the County of Cook in the State of Illinois, to wit:

Lot 13 and the NORTH 29 feet of Lot 14 (EXCEPT LOT 14) in Block 4 in Jefferson Gardens, being a Subdivision of part of the West half of Section 6, Township 38 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

SOUTH OF 710 Mills Street Hinsdale, Illinois NORTH OF FULLER AND WEST OF MILLS STREET

12.00

19-06-109-023

COOK COUNTY, ILLINOIS

ISSD SEP 24 AM 11:30

87521607

87521607

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, window shades, storm doors and windows, floor coverings, screen doors, venetian blinds, 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.

TO HAVE AND TO HOLD all of said property 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 Forty-two Thousand and no/100 Dollars (\$ 42,000.00), which note,

together with interest thereon as provided by said note, is payable in monthly installments of Four Hundred Fifty-One and 35/100 DOLLARS (\$ 451.35)

on the 1st day of each month commencing with October 1, 1987 until the entire sum is paid, the amount of the loan balance as of September 16, 1992 is due and payable

The mortgagor shall not suffer or permit any lien or claim of lien to be created against the mortgaged premises, including any lien or claim of lien for taxes, assessments, insurance premiums and other charges upon the mortgaged premises, which shall be a part of the indebtedness secured hereby, and shall be paid in full on said date to wit: September 16, 1992

in toto on said date to wit: September 16, 1992

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. And to secure possible future advances as hereinafter provided and to secure the performance of the Mortgagee's covenants herein contained.

A. THE MORTGAGOR COVENANTS:

(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 said property, including those heretofore 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.

(2) To keep the improvements now or hereafter situated upon said premises insured against loss or damage by fire, lightning, windstorm and such other hazards, including liability under laws relating to intoxicating liquors and including hazards not now contemplated, as the Mortgagee may reasonably require to be insured against, under policies providing for payment by the insurance companies of moneys 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. 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.

(3) To promptly repair, restore or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or destroyed; to keep said premises in good condition and repair, and free from any mechanic's or other lien or claim of lien not expressly subordinated to the lien hereof; not to 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 or omission to act; to comply with all requirements of law with respect to the mortgaged premises and the use thereof;

(4) That if the Mortgagor 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.

3

71-33-454w

9,7574

Property of Cook County, Illinois Office

MORTGAGE

Box

BOX 333 - TH
TO

Loan No. 51

87521607

Prepared By: Janice M. Gembara
2869 S. Archer Avenue (60608)
Chicago, IL

NOTARY PUBLIC, STATE OF ILLINOIS
KATHI VULSTIS
OFFICIAL SEAL

17th day of September A. D. 19 87
Personally known to me to be the same person(s) whose name(s) (is) (are) subscribed to the foregoing instrument, appeared
his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver
of the right of homestead.

DO HEREBY CERTIFY that
BORKO PUBLIC, an unmarried person,
a Notary Public in and for said county, in the State aforesaid,

STATE OF ILLINOIS
COUNTY OF Cook
I, *Kathi Vulstis*

(SEAL)

(SEAL)

September 17th 87

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals this 17th

the event of a foreclosure sale of said premises as there shall first be paid out of the proceeds thereof all of the aforesaid items.
dated suit or proceeding which might affect the premises or the security hereof, whether or not actually commenced. In
commenced; or (c) preparations for the defense of or intervention in any suit or proceeding or any threatened or contin-
commencement of any suit for the foreclosure hereof after the accrual of the right to foreclose, whether or not actually
either party hereto shall be a party by reason of this mortgage or the note hereby secured; or (b) preparations for the
payable by the Mortgagee in connection with (a) any proceeding including probate or bankruptcy proceedings to which
of said premises; all of which aforesaid amounts together with interest as herein provided shall be immediately due and
either to prosecute such suit or to evidence to bidders at any sale held pursuant to such decree the true title to or value
which may be paid or incurred, by or on behalf of the Mortgagee and deemed by the Mortgagee to be reasonably necessary
decree of sale all expenditures, and expenses together with interest thereon at the rate of
hereof; and upon foreclosure of said premises, there shall be allowed and included as an additional indebtedness in the
and upon foreclosure in person am or not, such receiver may elect to terminate any lease junior to the lien
protection and preservation of the property, including the expenses of such receivership, or on any deficiency decree
and the statutory method of redemption, and such rents, issues and profits, when collected, may be applied before as well
as after the Mortgagee's sale, toward the payment of the indebtedness, costs, taxes, insurance or other items necessary for the
management and rent, and without notice to the Mortgagee, or any party claiming under him, appointing a receiver with power to
at any time, and upon the commencement of any foreclosure proceeding hereunder, the court in which such bill is filed may
(4) That upon the commencement of any foreclosure proceeding hereunder, the court in which such bill is filed may
of the premises commensurate without offering the several parts separately;

(1) That in the case of failure to perform any of the covenants herein, the Mortgagee may do on the Mortgagee's
behalf everything so covenanted; that the Mortgagee may also do any act it may deem necessary to protect the lien hereof;
that the Mortgagee will repay upon demand any moneys paid or disbursed by the Mortgagee for any of the above purposes
and such moneys together with interest thereon at the highest rate for which it is then lawful to contract shall become
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 said premises if not otherwise paid; that it shall not be obligatory upon the Mort-
gages 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 not to do any act
hereunder; and that Mortgagee shall not incur any personal liability because of anything it may do or omit to do here-
under:

B. MORTGAGOR FURTHER COVENANTS: