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Loan No. 211247250

DEPT-01 RECORDING \$12.00
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THE ABOVE SPACE FOR ASSIGNOR'S USE ONLY

MORTGAGE

THIS INDENTURE, made November 6, 1987, between Allen C. Wilde, an unmarried man

(herein referred to as "Mortgagors,") and GLADSTONE-NORWOOD TRUST & SAVINGS BANK, a banking corporation organized under the laws of the State of Illinois, doing business in Chicago, Illinois, (herein referred to as "Mortgagee,") WITNESSETH THAT WHEREAS Mortgagors are justly indebted to Mortgagee in the sum of fifty five thousand and no/100

_____ dollars (\$ 55,000.00) evidenced by a certain Promis-
sory Note of even date herewith executed by Mortgagors, payable to the order of the Mortgagee and delivered, by which Note
Mortgagors promise to pay said principal sum and interest on the balance of principal remaining from time to time unpaid at the
rate of ten & one quarter _____ per cent (10.25) per annum prior to maturity, at the office of Mortgagee in Chicago,
Illinois, in 180 _____ successive monthly installments commencing January 1, 1988, and on
the same date of each month thereafter, all except the last of said installments to be in the amount of \$ 599.48 P&I
each, and said last installment to be the entire unpaid balance of said sum, together with interest on the principal of each in-
stallment after the original maturity date thereof at _____ % per annum; together with all costs of collection, including reasonable
attorneys' fees, upon default, (hereinafter referred to as the "Note"),

NOW, THEREFORE, the Mortgagors to secure the payment of said Note in accordance with its terms and the terms, provisions and limitations of this
Mortgage, and all extensions and renewals thereof, and for the further purpose of securing the payment of any and all obligations, indebtedness and liabilities
of any and every kind now or hereafter owing and to become due from the Mortgagors or any of them to the Mortgagee or to the holder of said Note or to the
Assignee of the Mortgagee during the term of this mortgage, howsoever created, incurred, evidenced, acquired or arising, whether under the Note or this
mortgage or under any other instrument, obligation, contract or agreement of any and every kind now or hereafter existing or entered into between the Mortga-
gors or any of them and the Mortgagee or otherwise and whether direct, indirect, primary, secondary, fixed or contingent, together with interest and charges as
provided in said Note and in any other agreements made by and between the parties herein, and including all present and future indebtedness incurred or acquir-
ing by reason of the guarantee to Mortgagee by Mortgagors or any of them of present or future indebtedness or obligations of third parties to Mortgagee, and of
present and future indebtedness originally owing by Mortgagors or any of them to third parties and assigned by said third parties to Mortgagee, and any and all
renewals or extensions of any of the foregoing, and the performance of the covenants and agreements herein contained, by the Mortgagors to be performed, and
also in consideration of One Dollar in hand paid, the receipt whereof is hereby acknowledged, do by these presents Mortgage and Waiver to the Mortgagee, its
successors and assigns, the following described Real Estate in the County of _____ and State of Illinois, to wit:

Lots 94 and 95 in Doty Brothers and Gordon's Addition to Montrose in Section 10, Township
40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

TAX I.D. _____ 87611393

MAIL TO
BOX 45

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which, with the property hereinafter described, is referred to herein as the "premises".

TOGETHER with all improvements, tenements, easements, fixtures and appurtenances thereto belonging, and all rents, issues and profits thereof for
so long and during all such times as Mortgagors may be entitled thereto (which are pledged primarily and on a parity with said real estate and not secondarily),
and all apparatus, equipment or articles now or hereafter therein or thereon used to supply heat, gas, air conditioning, water, light, power, refrigeration
(whether single units or centrally controlled), and ventilation, including (without restricting the foregoing), screens, window shades, storm doors and windows,
floor coverings, inador beds, awnings, stoves and water heaters. All of the foregoing are declared to be a part of said real estate whether physically at-
tached thereto or not, and it is agreed that all similar apparatus, equipment or articles hereafter placed on the premises by the Mortgagors or their successors
shall be considered as constituting part of the real estate.

TO HAVE AND TO HOLD the premises unto the Mortgagee, its successors and assigns, forever, for the purposes herein set forth, free from all rights
and benefits under and by virtue of the Homestead Exemption Laws of the State of Illinois, which said rights and benefits the Mortgagors do hereby expressly
release and waive.

This Mortgage consists of two pages. The covenants, conditions and provisions appearing on page 2 (the reverse side
hereof) among other things, require Mortgagors to keep the premises in repair, insured and free of liens and to pay and discharge
prior liens and taxes, provide that if not paid by Mortgagors, the costs of such repairs, insurance, prior liens and taxes paid by
Mortgagee constitute additional indebtedness secured hereby, provide for tax and insurance deposits, for acceleration of maturity
of the Note and foreclosure hereof in case of default and for the allowance of Mortgagee's attorneys' fees and expenses of fore-
closure, and are incorporated herein by reference, are a part hereof, and shall be binding on the Mortgagors and those claiming
through them.

In the event Mortgagors sell or convey the premises, or if the title thereto or any interest therein shall become vested in
any manner whatsoever in any other person or persons other than Mortgagors, Mortgagee shall have the option of declaring im-
mediately due and payable all unpaid installments on the Note and enforcing the provisions of this Mortgage with respect thereto
unless prior to such sale or conveyance Mortgagee shall have consented thereto in writing and the prospective purchasers or
grantees shall have executed a written agreement in form satisfactory to the Mortgagee assuming and agreeing to be bound by the
terms and conditions of said Note and this Mortgage.

Signed and sealed by the Mortgagors the date first above written.
Allen C. Wilde (SEAL)

Jaci Behrens (SEAL)
STATE OF ILLINOIS)
COUNTY OF) SS Jaci Behrens, a Notary Public in and for and residing in said County,
who is personally known to me to be the same person whose name is subscribed to the foregoing
instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free
and voluntary act, for the uses and purposes therein set forth, including the release and waiver of all rights under any homestead, exemption and valuation
laws.

GIVEN under my hand and Notarial Seal this 6th day of November, A.D. 1987.

This document prepared by Marybeth Bauer
GLADSTONE NORWOOD TRUST & SAVINGS BANK, CHGO., ILL.
NAME Gladstone Norwood Trust & Savings Bank
STREET 5200 N. Central
CITY Chicago, Illinois 60630
RECORDERS OFFICE BOX NO. 34

" OFFICIAL SEAL "
JACI BEHRENS
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 10/6/91
FOR RECORDERS INDEX PURPOSES INSERT ADDRESS OF ABOVE DESCRIBED PROPERTY HERE
4537 W. Foster
Chicago, Illinois 60630

12.00

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Page 2

THE COVENANTS, CONDITIONS AND PROVISIONS REFERRED TO ON PAGE 1 (THE REVERSE SIDE OF THIS MORTGAGE):

1. Mortgagors covenant and agree to pay said indebtedness and the interest thereon as herein and in said Note or other evidence thereof provided, or according to any agreement extending the time of payment thereof; (2) To pay when due and before any penalty hereon is incurred, all taxes, special taxes, special assessments, and all such charges, and service charges against the premises, including the fire and theft insurance, and to pay the same when due; (3) To keep the improvements now or hereafter upon said premises insured against damage by fire, and such other hazards as the Mortgagors may require to be insured against; and to provide liability insurance and such other insurance as the Mortgagors 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 companies, and in such form as shall be satisfactory to the Mortgagors; such insurance policies shall remain with the Mortgagors during said period or periods, and contain the usual clauses satisfactory to the Mortgagors; (4) To pay the interest on the indebtedness secured hereon as provided in said Note; (5) To pay the cost of the collection of the proceeds of the fire or theft insurance, or redemptory, or any grantee in a deed; and in case of loss under such policies, the Mortgagor is authorized to adjust, collect and compromise, in its discretion, all claims thereunder; and to execute and deliver on behalf of the Mortgagors all necessary proofs of loss, receipts, vouchers, releases and assignments required to be signed by the insurance companies, and the Mortgagors agree to sign, upon demand, all receipts, vouchers and releases required of them to be signed by the Mortgagors for such purposes; and the Mortgagors are authorized to apply the proceeds of any insurance claim to the restoration of the premises or upon the indebtedness hereby secured in its discretion, but monthly payments shall continue until the indebtedness is paid in full; (6) 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 Mortgagors elect to apply on the indebtedness secured hereby the proceeds of any insurance covering such destruction or damage; (7) 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 subrogated in writing to the lien hereof; (8) Not to make, suffer or permit any unlawful use of or any nuisance to exist on said premises nor to diminish nor impair its value by any act or omission to act; (9) To comply with all requirements of law with respect to the premises and the use thereof; (10) Not to make, suffer or permit, without the written permission of the Mortgagors, any alterations, additions, improvements, changes or equipment to be placed in or upon any buildings or improvements on said premises; (11) To pay the premiums on Mortgage Guaranty Insurance covering this mortgage when required by Mortgage pursuant to its written commitment; and (12) To pay when due any indebtedness which may be secured by a lien or charge upon the premises, superior to the lien hereof, and upon receipt, exhibit satisfactory evidence of the discharge of such prior lien to Mortgagor.

2. In addition to the monthly payments of principal and interest payable under the terms of the Note, the Mortgagors agree to pay to the holder of the Note, when requested by the holder of the Note, such sums as may be specified for the purpose of establishing a reserve for the payment of premiums on policies of fire insurance and such other hazards as shall be specified by the Mortgagors; such sums to be held by the holder of the Note without any allowance for interest, for the payment of such premiums, taxes and special assessments provided that such request whether or not complied with shall not be construed to affect the obligations of the Mortgagors to pay such premiums, taxes and special assessments, and to keep the mortgaged premises insured against loss or damage by fire or lightning. If, however, payments made hereunder for taxes, special assessments and insurance premiums shall not be sufficient to pay the amounts necessary as they become due, then the Mortgagors shall pay the necessary amount to make up the deficiency. If amounts collected for the purpose aforesaid exceed the amount necessary to make such payment, such excess shall be credited on subsequent payments to be made by Mortgagors.

3. The privilege is granted to make prepayments on principal of the Note or any interest payments due upon the Note at any time and from time to time. Any such prepayments in any calendar year or fiscal year or other period of not more than 12 months shall be applied first to the principal amount of the Note until the principal amount of the Note is paid in full, and then to the interest thereon.

4. Mortgagors may collect a late charge equal to one percent (1%) of the amount of any payment due on the Note which is not paid on or before the date specified in the Note, or in any instrument made hereunder, to cover the extra expense involved in handling delinquent payments.

5. Mortgagors may employ counsel for advice or other legal service at the Mortgagors' discretion in connection with any dispute as to the debt hereby secured or the lien of this instrument, or any litigation to which the Mortgagors may be made a party on account of this lien or which may affect the title to the property securing the indebtedness hereby secured or which may affect said debt or lien and any reasonable attorney's fees so incurred shall be added to and be a part of the debt hereby secured. Any costs and expenses reasonably incurred in the foreclosure of this mortgage and sale of the property securing the same and in connection with any other dispute or litigation affecting said debt or lien, including reasonable estimated amounts to conclude the transaction, shall be added to and be a part of the debt hereby secured. All such amounts shall be payable by the Mortgagors to the Mortgagee on demand, and if not paid shall be included in any decree or judgment as a part of said mortgage debt and shall bear interest at the rate of 11.25 per cent (11.25%) per annum.

6. In case of default therein, Mortgagors may, but need not, make any payment or perform any act herein required of Mortgagors in any form and manner deemed expedient, and may, but need not, make all or partial payments of principal or interest on prior encumbrances, if any, and purchase, discharge, compromise or settle any tax lien or other prior lien or title or lien hereof, or redeem from any tax sale or foreclosure affecting said premises or content any tax or assessments. All money paid for any of the purposes herein mentioned shall be applied first to the payment of interest on the indebtedness secured hereon, and any other moneys advanced by Mortgagee in its discretion to protect the premises and the lien hereof, shall be so much additional indebtedness secured hereby and shall become immediately due and payable without notice and with interest thereon at the rate of 11.25 per cent (11.25%) per annum. Inaction of Mortgagee shall never be considered as a waiver of any right accruing to it on account of any default hereunder on the part of Mortgagors.

7. Mortgagors making any payment hereby authorized relating to taxes or assessments, may do so according to any bill, statement or estimate procured from the appropriate public office without inquiry into the accuracy of such bill, statement or estimate or into the validity of any tax, assessment, sale, forfeiture, tax lien or title or claim hereof.

8. At the option of the Mortgagors and without notice to Mortgagee, all unpaid indebtedness secured by this Mortgage shall, notwithstanding anything 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 on the Note or on any other obligation secured hereby, or (b) when default shall occur and continue for three days in the performance of any other agreement of the Mortgagors herein contained.

9. In the event that Mortgagors or either of them (a) consent to the appointment of a receiver, trustee, or liquidator of all or a substantial part of the Mortgagors' assets, or (b) be adjudicated a bankrupt or insolvent, or file a voluntary petition in bankruptcy, or admit in writing their inability to pay debts as they become due, or (c) make a general assignment for the benefit of creditors, or (d) file an answer admitting the material allegations of a petition filed against Mortgagors in any bankruptcy, reorganization, or insolvency proceeding, or (e) take any action for the purpose of effecting any of the foregoing, or (f) any order, judgment or decree shall be entered upon an application of a creditor of the Mortgagors by a court of competent jurisdiction approving a petition for the appointment of a receiver or trustee of all or a substantial part of the Mortgagors' assets and such order, judgment or decree shall continue unrevoked and in effect for a period of 90 consecutive days, the holder of the Note may declare the Note forthwith due and payable, whereupon the principal and interest accrued on the Note and all the sums hereby secured, shall become immediately due and payable in full at the end of said period of 90 days, and the Mortgagors shall be deemed to have authorized the holder of the Note to prosecute a suit at law and/or in equity, if all money secured hereby had matured prior to its institution. Furthermore, if a lien or other encumbrance shall be instituted against the premises upon any other lien or claim, the Mortgagors may at its option immediately upon institution of such suit or during the pendency thereof declare this Mortgage and the indebtedness secured hereby due and payable forthwith and may at its option proceed to foreclosure of this Mortgage.

10. When the indebtedness hereby secured shall become due whether by acceleration or otherwise, Mortgagors shall have the right to foreclose the lien hereof. In any suit to foreclose the lien hereof, there shall be allowed and included as additional liens, debts or claims in the decree for sale all expenditures and expenses which may be paid or incurred by or on behalf of the Mortgagors for attorneys' fees, court costs, expenses for preliminary and expert evidence, stenographers' charges, publication costs and costs of advertising and notices to creditors, and all other costs and expenses of the foreclosure proceeding, and all other moneys advanced by Mortgagee in its discretion to protect the premises and the lien hereof, shall be so much additional indebtedness secured hereby and shall become immediately due and payable with interest thereon at the rate of 11.25 per cent (11.25%) per annum, when paid or incurred by Mortgagee in connection with (a) any proceeding, including probate and bankruptcy proceedings, to which Mortgagors 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 defense of any threatened suit or proceeding which might affect the premises or the security hereof whether or not actually commenced; or (c) preparations for the commencement of any suit for the foreclosure hereof after accrual of such right to foreclose whether or not actually commenced.

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 foreclosure proceeding; second, all such sums as shall be due to the Mortgagors on account of all indebtedness which shall be due to the Mortgagors at the time of the sale of the premises; third, all such sums as shall be due to the Mortgagors on account of all other indebtedness secured by this Mortgage; and fourth, any surplus to Mortgagors, their heirs, legal representatives or assigns, as their rights may appear.

12. Upon, or at any time after the filing of suit to foreclose this Mortgage, the Court in which such suit is filed may appoint a receiver of said premises. Such appointment may be made either before or after sale, without notice, without regard to the solvency or insolvency of Mortgagors at the time of application for such receiver and without regard to the then value of the premises or whether the same shall be then occupied as a homestead or not, and the Mortgagors may be appointed as such receiver. Such receiver shall have power to collect the rents, issues and profits of said premises during the pendency of the suit, and in full of said premises, and to sell and dispose of the full statutory period of redemption, whether there be redemption or not, as well as during any further period thereafter, except for the intervention of such receiver, would be entitled to collect such rents, issues and profits, and all other powers which may be necessary or usual in such cases for the protection (including insurance and repairs), 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 (2) by any decree foreclosing this Mortgage, or (3) any tax, special assessment or other lien which may be or become superior to the lien hereof of such decree, or (4) under such application to be made prior to foreclosure sale; (7) the deficiency in case of a sale and deficiency.

13. The Mortgagors will not, at any time, and in any manner whatsoever claim or take any benefit or advantage of, or stay of extension of, or modification of, or any extension of, time of payment of, or any part thereof, whether or not such benefit or advantage, or stay of extension of, or modification of, or any extension of, time of payment of, or any part thereof, which may affect the terms and covenants or the performance of this Mortgage, nor claim, take, or insist upon any benefit or advantage of any law now or hereafter in force providing for the valuation or appraisal of the premises, or any part thereof, prior to any sale or sales thereof which may be made pursuant to any provision herein, or pursuant to the decree, judgment, or order of any court of competent jurisdiction; and the Mortgagors hereby expressly waive all benefit or advantage of any such law, and covenant not to hinder, delay, or impede the execution of any power herein granted or delegated to the Mortgagee, but to suffer and permit the execution of any power as though no such law or laws had been made or enacted. The Mortgagors, for itself or themselves and all who may claim under it or them, waive, to the extent that they may lawfully do so, all rights to have the mortgage property sold upon any foreclosure hereof.

14. No action for the enforcement of the lien or of any provision hereof shall be subject to any defense which would not be good and available to the principal debtor, inasmuch as in no action at law upon the Note.

15. In case the premises, or any part thereof, shall be taken by condemnation, the Mortgagors 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 Mortgagors as it may elect, to the immediate reduction of the indebtedness secured hereby, 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 Mortgagors or their assigns.

16. All avals, rents, issues and profits of the premises are pledged, assigned and transferred to 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 premises, or any part thereof, whether said lease or agreement is written or verbal, and it is the intention hereby to pledge and assign all such rents, issues and profits of said premises and all proceeds and such pledge shall not be deemed waived 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 avals thereunder, together with the right in case of default, either before or after foreclosure sale, to enter upon and take possession of, manage, maintain and operate said premises, or any part thereof, make leases for terms deemed advantageous to it, terminate or modify existing or future leases, collect said avals, rents, issues and profits, regardless of when earned, and use such moneys whether legal or equitable as it may deem proper to enforce collection thereof, employ retaining agents or other employees, alter or repair said premises, buy furnishings and equipment thereon when it deems necessary, purchase adequate fire and extended coverage and other forms of insurance as may be deemed advisable, and generally exercise all powers ordinarily incident to absolute ownership, in and about the premises, and to do all things necessary to secure to the Mortgagee a lien in hereby created on the 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 attorney's 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. Wherever all of the indebtedness secured hereby is paid, and the Mortgagee, in its sole discretion feels that there is no substantial unconformity in the performance of the Mortgagors' obligations on the Note, it shall, at its option, at any time, and from time to time, at its option, convey to Mortgagors 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 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. Mortgagors shall, however, have the discretionary power at anytime to release or to abandon possession of said premises without affecting the lien hereof. Mortgagors shall have all powers, if any, which it might have had without this paragraph.

17. In the event new buildings and improvements are now being or are to be erected or placed on the premises (that is, if this is a construction loan mortgage) and if Mortgagors do not complete the construction of said buildings and improvements in accordance with the plans and specifications approved by Mortgagee, on or before thirty days prior to the due date of the first payment of principal, or if work on said construction should cease before completion and the said work shall remain abandoned for a period of thirty days, then and in either event, the entire principal sum of the Note secured by this Mortgage and interest thereon shall at once become due and payable, at the option of Mortgagee, and in the event of abandonment of work upon the construction of the said buildings or improvements for the period of thirty days as aforesaid, Mortgagee may, at its option, also enter into and upon the mortgaged premises and complete the construction of the said buildings and improvements and moneys expended by Mortgagee in connection with such completion of construction shall be added to the principal amount of said Note and secured by these presents, and shall be payable by Mortgagors on demand, with interest at the rate of 11.25 per cent (11.25%) per annum. In the event Mortgagee shall elect to complete construction, Mortgagors shall have full and complete authority to employ workmen to protect the improvements from depreciation or injury and to preserve and protect the personal property therein, to continue any and all outstanding contracts for the erection and completion of said buildings or improvements, to make and enter into any contracts and obligations wherever necessary, either in its own name or in the name of Mortgagors, and to pay and discharge all debts, obligations and liabilities incurred thereby.

18. A reconveyance of said premises shall be made by the Mortgagee to the Mortgagors on full payment of the indebtedness aforesaid, the performance of the covenants and agreements herein made by the Mortgagors, and the payment of the reasonable fees of said Mortgagee.

19. 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 herein shall include all such persons and all persons liable for the payment of the indebtedness or any part thereof, whether or not such persons shall have executed the Note or this Mortgage.

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