## **UNOFFICIAL COPY**

5 ; 87644058

211291050

## MORTGAGE

THE ABOVE SPACE FOR RECORDER'S USE ONLY

	THIS INDENTURE, made December 1 , 19 87 , between Gus Katsis and Valerie Katsis, his wife, as joint tenants
	(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, therein referred to as "Mortgagee,") WITNESSETH  THAT WHEREAS Mortgagors are justly indebted to Mortgagee in the sum of One Hundred Thirty Three Thousand and No/100———————————————————————————————————
	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 ten & one quarter per cent (10.2%) per annum prior to maturity, at the office of Mortgagee in Chicago, Illinois, in 180 successive monthly installments commencing February 1, 1988, and on the same date of each month thereafter, all except the last of said installments to be in the amount of \$1.449.64 P&I each, and said last installment to be the entire unpaid balance of said sum, together with interest on the principal of each installment after the original maturity date thereof at the content of the sanum; together with all costs of collection, including reasonable
	attorneys' fees, upon default, (hereinafter referred to as the "Note"),  NOW, THEREFORE, we 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 what tenewals thereof, and for the further purpose of securing the payment of any and all obligations, indebtedness and liabilities of any and every kind now of the further owing and to become due from the Mortgagers or any of them to the Mortgagere of the holder of said Note or to the mortgage of the Mortgagere during the term of this mortgage, howsoever created, incurred, evidenced, acquired or arising, whether under the Note or this mortgage or under any other instruction, obligation, contract or agreement of any and every kind now or hereafter existing or entered into between the Mortgagers or any of them and the Mortgagere, evidence, indirect, primary, secondary, fixed or contingent, together with interest and charges as provided in said Note and in any other careenests ande by and between the parties herein, and including all present and future indebtedness originally own a by Mortgagors or any of them of present or future indebtedness originally own a by Mortgagors or any of them of present or future indebtedness originally own a by Mortgagors or any of them to third parties and assigned by said third parties to Mortgagere, 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 reformed, and also in consideration of One Dottar in hand pair, the teceipt whereof is hereby acknowledged, do by these presents Mortgage and Watrant to the Mortgagee, its successors and assigns, the following described Real Estate in the County of
	Lots 14 and 15 in Block 2 in Withold's Addition to Kenilworth Highlands, being a subdivision of the East 10 acres of the South 25 ocres of the West 80 acres of the Southeast 1/2 of Section
	27, Township 41 North, Range 13, Past of the Third Principal Meridian, in Cook County, 11:10 10:00 11:10:10:10:10:10:10:10:10:10:10:10:10:1
	TAX I.D. #10 27 427 024 14 COOK COUNTY RECORDER - #10 27 427 025 13 -87-644058
	2
	which, with the property hereinalter described, is referred to herein as the "premises".
	TOGETHER with all improvements, tenements, ensements, fixtures and appartenances thereto belonging, and all rents, issues and profits thereof for so long and during all such times as Mottgagots may be entitled thereto (which are pledged instartly and on a parity with said real estate and not secondarily), and all apparatus, equipment or utricles 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, stored and windows, floor coverings, inador beds, awnings, stoves and water heaters. All of the foregoing are decliced to be a part of said real estate whether physically attached thereto or not, and it is agreed that all similar apparatus, equipment or atticles hereafter lacer on the premises by the Mortgagots or their successors shall be considered as constituting part of the real estate.
20	TO HAVE AND TO HOLD the premises unto the Mortgagee, its successors and assigns, force etc. or the purposes herein act forth, free from aff rights and benefits under and by virtue of the Homestead Exemption Laws of the State of Illinois, which said its sand benefits the Mortgagors do hereby expressly release and waive.
Col 15	This Mortgage consists of two pages. The covenants, conditions and provision, 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 attorieys' fees and expenses of foreclosure, and are incorporated herein by reference, are a part hereof, and shall be binding on the Mar gagors and those claiming through them.
104052	In the event Mortgagors sell or convey the premises, or if the title thereto or any interest there is shall become vested in any manner whatsoever in any other person or persons other than Mortgagors, Mortgagor shall have the option of declaring immediately due and payable all unpaid installments on the Note and enforcing the provisions of this Mortgagor with respect thereto unless prior to such sale or conveyance Mortgagor shall have consented thereto in writing and the prospective purchasers or grantees shall have executed a written agreement in form satisfactory to the Mortgagor 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.
1,	V) Valerie Kalsio (SEAL)
<u>``</u>	Gus Katis Valerie Katsis Volume (SEAL)
COMPANY	STATE OF ILLINOIS ) I. the undersigned , a Notary Public in and to and togething in said County,
Š	COUNTY OF COOK in the State aforesaid, DO HEREBY CERTIFY THAT Gus Katsis and Valerie Katsis who are personally known to me to be the same person subscribed to the foresping
	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 all rights under any homestead, exemption and valuation
TITLE	GIVEN under my hand and Noturial Seal this 1stday of December A.D. 1987. "OFFICIAL SEAL"
AND	GLADSTONE NORWOOD TRUST & SAVINGS BANK, CHGO., ILL.  This document prepared by Marybeth Bauer  Wotary Public, State of Himols
7	p NAME Gladstone Norwood Trust & Savings Bank For Recorders INDEX CONTROL TRUST CONTROL TO THE C
	STREET 5200 N. Central 7224 N. Keeler
	CITY Chicago, Illinois 60630
	RECORDERS OFFICE BOX NO. 34 Lincolnwood, Illinois 6 1745 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7
	Rev 4/72 Page 1

Page 2
THE COVENANTS, CONDITIONS AND REVISIONS REFERRED TO ONLINE 1 CTUE REPEISE SIZE OF THIS MORTGAGE):

When the covenants of the page and indebtedness and the interest thereon as herein and in said note or gifter evidence thereof provided, at according to an

Page 2
THE COVENANTS, CONDITIONS AND INVITIONS REFERENT TO ONLIGE I THE REFERS SILE OF THIS MORTGAGE:

1. Mortgaged ed-monal and agele to pay said indebtedness and the interest thereon as haven and in said Note of other evidence observed provided, or according to any agreement extending the time of payment thereof; (2) To pay when due and before any entitles thereon of librars, special sears aspecial search upon and the interest thereof, in such compenies, seal in search of precipitation of the period of redempining, seal seal ingligate of the seal season aspecial search search of precipitation of the period of redempining aspecial search s

special security assessments, and to the property whether or an executive the children is the contained on affect the obligations of the designation of the property distinction beautiful assessments, and the street of the property of the

de en, ell right to have the metigaged property marshaled upen my ferrelisme hered.

14. Re section for the enforcements in the lieu or of sup provisions hered shall be subject to any delense which would not be good and available to the year the reposing sane is an action as low upen the Notes.

15. In case the premiers, or any part thereof, shall be taken by condensation, the Mortagage is bureby empowered to collect and receive all compensation which may be paid for any property taken so for damages to any peoperty net taken and ell condensation compensation no received shall be forthwith applied by the Mortagage as it any of the state of the substances of the indebtedness accurate the sane of the indebtedness aball be delivered to the Mortagages to their anaignes.

15. In case the premise great provided that any access over the anomal of the indebtedness aball be delivered to the Mortagage as it as a second of the indebtedness as all be delivered to the Mortagage or or their anaignes.

15. In case of the indebtedness as a second provided that my access over the anomal of the indebtedness shall be delivered to the Mortagage or their anaignes.

15. In case of any lease of agreements 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 interest of any lease of agreements for the use of acceptancy of any part thereof of the indebtedness as a second of the indebtedness as

If A receverance of and premises shall be made by the Mortgagee in the Mortgagers on full payment of the indebtedness aforeacid, the performance of the seasons and agreements been made by the Mortgagers, and the payment of the reasonable fees of said Mortgagers.

19. This Mortgage and all provisions hereof, shall extend to and be binding upon Mortgagers and all persons claiming under or through Mortgagers, and the word refragers. When much levels abilit is saided all such payment and all persons in the indebtedness at any part thereof, whether or not such persons in the execution that Mortgage.