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BROADWAY BANK

Land Trust
Mortgage

DEPT-01

T#3335 TRAH 4645 12/14/87 10:38:00

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COOK COUNTY RECORDER

The above space for RECORDER'S USE ONLY

THIS INSTRUMENT, made in Chicago, IL December 4, 1987, witnesses that the undersigned

CHICAGO TITLE AND TRUST COMPANY, not personally but as Trustee under the provisions

of a Deed or Trust in Trust duly recorded and delivered to said Trustee in pursuance of a Trust Agreement dated 12/03/87

and known as its Trust Number 1090859, hereinafter referred to as the Mortgages, does hereby Convey and Mortgage

to BROADWAY BANK, having an office and place of business in Chicago, IL, hereinafter

referred to as the Mortgagee the following real estate situated in the County of Cook, State of Illinois, to wit:

LOT 3 AND THE NORTH 2 FEET OF THE SOUTH 62 FEET OF LOT 7 AND LOT 4 AND THE NORTH 20 FEET OF THE SOUTH 60 FEET OF LOT 7 AND LOT 5 AND THE NORTH 20 FEET OF THE SOUTH 40 FEET OF LOT 7, LOT 6 AND THE SOUTH 20 FEET OF LOT 7 IN HALES SUBDIVISION OF LOTS 1 AND 2 IN BLOCK 3 IN CANAL TRUSTEE'S SUBDIVISION OF THE WEST HALF OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TO HAVE AND TO HOLD the said property unto said Mortgagee forever, for the uses and purposes 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 Mortgagee do hereby release and waive.

This mortgage is given to secure: (1) The payment of a certain indebtedness payable to the order of the mortgagee, evidenced by the

Mortgagee's Note of even date herewith in the Principal sum of THREE HUNDRED THOUSAND AND 00/100

Dollars (\$300,000.00) with a final payment due on January 1st, 1993 together with interest as follows, and all renewals, extensions, or modifications thereof.

(X) Interest on the principal balance remaining from time to time unpaid shall be payable prior to maturity at the rate of -11.0-

per cent per annum and after default the rate of -16.0- per cent per annum.

() Interest on the principal balance remaining from time to time unpaid shall be payable prior to maturity at the prime lending rate

of _____ (or its successors) plus _____ per cent per

annum over the said prime lending rate, and after maturity at the said prime lending rate plus _____ per cent per annum

over the said prime lending rate, provided however, that said interest rate in no event shall be less than _____ per cent per

annum. Any increase or decrease of the rate of interest shall be effective as of the date of said prime lending rate change.

(2) Future Advances: Upon request of Mortgagee, Lender, at Lender's option prior to the close of this Mortgage, may make Future

Advances to Mortgagee. Such Future Advances, with interest thereon, shall be secured by this Mortgage when evidenced by promissory

notes stating that said notes are secured hereby. At no time shall the principal amount of the indebtedness secured by this Mortgage,

not including sums advanced in accordance herewith to protect the security of this mortgage, exceed the original amount of the Note plus

US \$ 0.00

This mortgage consists of two pages. The covenants, conditions and provisions appearing on page _____ (the reverse side of this mortgage)

are incorporated herein by reference and are a part hereof and shall be binding on the Mortgagee, their heirs, successors and assigns.

THIS MORTGAGE is executed by the undersigned trustee, not personally but as a Trustee as aforesaid, in the exercise of the power

and authority conferred upon and vested in it as such Trustee, (and said Trustee, hereby warrants that it possesses full power and authority

to execute this instrument) and it is expressly understood and agreed that nothing herein or in said note contained shall be construed

as creating any liability on the said Trustee personally to pay the said note or any interest that may accrue thereon, or any indebtedness

accruing hereunder, or to perform any covenant either express or implied herein contained, all such liability, if any, being expressly

waived by the Mortgagee and by every person now or hereafter claiming any right to security hereunder, and that so far as the said Trustee

personally is concerned, the legal holder or holders of said note and the owner or owners of any indebtedness accruing hereunder shall look

solely to the premises hereby conveyed for the payment thereof, by the enforcement of the lien hereby created, in the manner herein and

in said note provided or by action to enforce the personal liability of the guarantor or co-maker, if any.

IN WITNESS WHEREOF, the undersigned trustee not personally but as a Trustee as aforesaid, has caused these presents to be signed

and its corporate seal to be hereunto affixed and attested to, the day and year first above written.

CHICAGO TITLE AND TRUST COMPANY, as Trustee

at aforesaid and not personally.

CORPORATE SEAL

By Walter J. Sanders, Vice President

Attest Alfred M. Meyer, Asst. Secretary

STATE OF ILLINOIS }
COUNTY OF Cook } SS

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that the above named officers of the CHICAGO TITLE & TRUST CO.

Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such officers respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own, free and voluntary act and as the free and voluntary act of said Company for the uses and purposes therein set forth; and the said officers then and there acknowledged that the said officers, as custodian of the corporate seal of said Company caused the corporate seal of said Company to be affixed to said instrument as said officers own free and voluntary act and as the free and voluntary act of said Company for the uses and purposes therein set forth.

Notarial Seal

"OFFICIAL SEAL"
Lynda S. Barrie
Notary Public, State of Illinois
My Commission Expires 4/2/90

Given under my hand and Notarial Seal this DEC - 8 1987 day of

_____ 19 _____

Notary Public

233 E. Cermak

Chicago, IL

Reference: Maroulis, et al

Place in Recorder's Box

MAIL TO BROADWAY BANK
5960 N. Broadway
Chicago, IL 60660

DEC 20 1987

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