

UNOFFICIAL COPY

Mortgage

Loan No. 51-201285-7

(Corporate Trustee Form)

THIS INDENTURE WITNESSETH: That the undersigned
LA SALLE NATIONAL BANK

87063934

a corporation organized and existing under the laws of the
not personally but as Trustee under the provisions of a Deed or Deeds in trust duly recorded and delivered to the
undersigned in pursuance of a Trust Agreement dated MAY 1, 1977 and known as trust number
52536, hereinafter referred to as the Mortgagor, does hereby Mortgage ~~XXXXXX~~ to

PROSPECT FEDERAL SAVINGS AND ~~XXXXXX~~ BANK

a corporation organized and existing under the laws of the United States of America
hereinafter referred to as the Mortgagee, the following real estate in the County of COOK
in the State of Illinois, to wit:

LOTS 19 AND 20, BOTH INCLUSIVE, IN MORAIN VALLEY VILLAS, A
RESUBDIVISION OF PART OF THE WEST 1/3 (BY AREA) OF THAT PART OF
THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 37
NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING
NORTH OF THE RIGHT OF WAY OF THE SANITARY DISTRICT OF CHICAGO, IN
COOK COUNTY, ILLINOIS. ***

Carol CIE
T0010428

COO (L0119) (L0120) TT

P.I.N. #: 23-24-100-117 + 23-24-100-118

87063934

Together with all buildings, improvements, fixtures or appurtenances now or hereafter erected thereon or placed 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 other services, and any other thing now or hereafter on or thereon, the furnishing of which by lessors to lessees is customary or appropriate, including screens, window shades, storm doors and windows, door coverings, screen doors, in-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 set 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 mortgagees, 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
ONE HUNDRED FORTY THOUSAND AND NO/100 Dollars

(\$ 140,000.00), which Note, together with interest thereon as therein provided, is payable according to the terms, tenor and effect of said note of even date and amount

commencing the day of XXXXXXXX, 19 XX, 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 its 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 ONE HUNDRED FORTY THOUSAND AND NO/100 Dollars (\$ 140,000.00) 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 penalty attaches therein 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 improvement 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 the expiration of the period of redemption for the full insurable value thereof, in such amounts, and in such form as shall be satisfactory to the Mortgagee; such insurance 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 sale payable to the owner of the certificate of sale, owner of any deficiency, any receiver or redemptioner, 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 acquittances 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 or 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 or damage; (5) To keep said premises in good condition and repair, without waste, and free from any mechanic's 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 to exist on said property nor to diminish nor 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 thereof; (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; (9) To complete within a reasonable time any buildings or improvements now or at any time in process of erection, upon the premises; (10) to pay a reasonable fee, not less than \$15.00 for the issuance of a release deed upon the payment of the debt hereby secured.

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, the undersigned promises to pay to the Mortgagee a pro rata 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 without obligation to pay interest thereon and commingled with other such funds or its own funds for the payment of such items; (b) be carried in a savings account and withdrawn by it to pay such items; or (c) be credited to the unpaid balance of said indebtedness as received, provided that the Mortgagee advances upon this obligation sums sufficient to pay said items at the same accrue and become payable, if the amount estimated to be sufficient to pay said items is not sufficient, the undersigned promises to pay the difference upon demand. If such sums are held or carried in a savings account or escrow account, the same are hereby pledged to further secure this indebtedness. The Mortgagee is authorized to pay said items as charged or billed without further inquiry.

C This mortgage contract provides for additional advances which may be made at the option of the Mortgagee and secured by this mortgage, and it is agreed that in the event of such advances the amount thereof may be added to the mortgage debt and shall increase the unpaid balance of the note hereby secured by the amount of such advance and shall be a part of said note indebtedness under all of the terms of said note and this contract as fully as if a new such note and contract were executed and delivered. An Additional Advance Agreement may be given and accepted for such advance and provision may be made for different monthly payments and a different interest rate and other express modifications of the contract, but in all other respects this contract shall remain in full force and effect as to said indebtedness, including all advances.

D That in case of failure to perform any of the covenants herein, Mortgagee may do on Mortgagor's behalf everything so covenanted; that said Mortgagee may also do any act it may deem necessary to protect the lien hereof; that Mortgagor will repay upon demand any moneys paid or disbursed by 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 secured by this mortgage with the same priority as the original indebtedness 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 Mortgagee 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 nor to do any act hereunder; and the Mortgagee shall not incur any personal liability because of anything it may do or omit to do hereunder.

E That it is the intent hereof to secure payment of said note and obligation whether the entire amount shall have been advanced to the Mortgagor at the date hereof, or at a later date, and to secure any other amount or amounts that may be added to the mortgage indebtedness under the terms of this mortgage contract;

F That in the event the ownership of said property or any part thereof becomes vested in a person other than the Mortgagor, the Mortgagee may, without notice to the Mortgagor, deal with such successor or successors in interest with reference to this mortgage and the debt hereby secured in the same manner as with the Mortgagor, and may forebear to sue or may extend time for payment of the debt, secured hereby, without discharging or in any way affecting the liability of the Mortgagor hereunder or upon the debt secured;

MORTGAGE

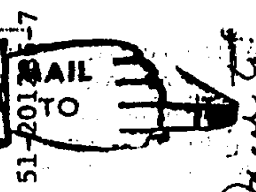
LA SALLE NATIONAL BANK

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Prospect Federal Savings and Loan Association of Northern Illinois

555 E. SUNNYSIDE ROAD

LOMBARD, ILLINOIS 60148



THIS INSTRUMENT WAS PREPARED BY PROSPECT FEDERAL SAVINGS AND LOAN ASSOCIATION OF NORTHERN ILLINOIS

555 E. Sutterfield Road

Lombard, Illinois 60148

My Commission Expires 4-28-90
GIVEN under my hand and Notarial Seal, this
day of January, A.D. 19 87

LA SALLE NATIONAL BANK
I, the undersigned, being a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT
JOSEPH W. LATO, President of LA SALLE NATIONAL BANK
Personally known to me to be the Secretary of said corporation, and personally known to me to be the

ATTEST:
Secretary, this 27th day of JANUARY, A.D. 19 87

IN WITNESS WHEREOF, the undersigned, not personally appearing, has caused these presents to be signed by its President, and its corporate seal to be hereunto affixed and attested by its Secretary, this 27th day of JANUARY, A.D. 19 87
LA SALLE NATIONAL BANK
I, the undersigned, being a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT
JOSEPH W. LATO, President of LA SALLE NATIONAL BANK
Personally known to me to be the Secretary of said corporation, and personally known to me to be the

87063934

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EXHIBIT "A"

Attached to Mortgage dated January 27, 1987 between LaSalle National Bank as trustee, and not personally, under Trust Agreement dated May 1, 1977 and known as Trust Number 52536 and Prospect Federal Savings Bank aforesaid.

- P. Trustee has been advised by its beneficiaries that the proceeds of the loan secured by this mortgage will be used for the purposes specified in Paragraph (4) C of Chapter 74 of the 1965 Illinois Revised Statutes, and that the principal obligation secured hereby constitutes a business loan which comes within the purview of said paragraph.
- Q. The mortgagor hereby waives any and all rights of redemption from sale under any order or decree of foreclosure of this mortgage, on its own behalf and on behalf of each and every person, except decree or judgement creditors of the mortgagor, acquiring any interest in or title to the premises subsequent to the date of this mortgage.

DEPT-01 RECORDING \$12.25
T114444 TRAN 0012 02/02/87 14:54:00
#0280 # 17 *---CLY---# 025734
COOK COUNTY RECORDER

87063934

1225/5

87063934

UNOFFICIAL COPY

On this 1st day of March 1988, I, the undersigned, Clerk of Cook County, Illinois, do hereby certify that the within and foregoing is a true and correct copy of the original as the same appears in the records of the Clerk of Cook County, Illinois.

Witness my hand and the seal of the Clerk of Cook County, Illinois, at Chicago, Illinois, this 1st day of March 1988.

Clerk of Cook County, Illinois

- This document is a true and correct copy of the original as the same appears in the records of the Clerk of Cook County, Illinois.
- This document is a true and correct copy of the original as the same appears in the records of the Clerk of Cook County, Illinois.

Property of Cook County Clerk's Office

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