

UNOFFICIAL COPY

87093480

Loan No. 510100134

Land Loan and Short Term
Construction Loans
Interest at maturity

except the return of principal, interest, unpaid accrued expenses and taxes, and the amount of unpaid taxes, insurance premiums, and other expenses of maintenance, repair, or management of the property, and all amounts due under this instrument, and all amounts due under any other instrument or agreement between the parties hereto.

MORTGAGE

14⁰⁰

THIS INDENTURE, made this 13th day of February, 1987, between

Towne North Limited Partnership, having its principal office at an Illinois Limited Partnership, XXXXXX, herein referred to as "Mortgagor"; and CONCORDIA FEDERAL BANK FOR SAVINGS, a corporation organized and existing under the laws of the United States of America, herein referred to as "Mortgagee". WITNESSETH THAT:

WHEREAS, the Mortgagor is justly indebted to the Mortgagee in the principal sum of: two hundred four thousand and no/100th Dollars; evidenced by the one certain Mortgage Note of the Mortgagor of even date herewith, made payable to Mortgagee and delivered, in and by which said Mortgage Note the

Mortgagor promises to pay the said principal sum on or before December 1, 1987, *out of that portion of the partnership property hereinafter specifically described with interest thereon from the date of last disbursement payable at maturity at the pre- maturity rate and bearing interest thereafter until paid at the post-maturity rate set forth in the margin, all of said principal and interest being made payable at such banking house or trust company in Cook County, Illinois as the Mortgagee may, from time to time, in writing appoint, and in the absence of such appointment, then at the office of CONCORDIA FEDERAL BANK FOR SAVINGS in Lansing, Illinois.

NOW, THEREFORE, the Mortgagor, to secure payment of the principal sum of money, interest thereon and all other sums due under the terms of said Note, in accordance with its tenor and effect, and the performance of the covenants and agreements herein contained by the Mortgagor to be performed, and also in consideration of the sum of One Dollar in hand paid, the receipt whereof is hereby acknowledged, does by these presents convey and mortgage unto the Mortgagee, its successors and assigns, the following described real estate and all of its right, title and interest therein situate, lying and being in the

City of Arlington Heights, County of Cook
and State of Illinois, to-wit:

Lot # 7 in Lake Arlington Towne Unit 2, being a subdivision in the
Southeast 1/4 of Section 16, Township 42 North Range 11, East of the
Third Principal Meridian, in Cook County, Illinois.

Address: 2251 Coldspring Road, COOK COUNTY, ILLINOIS
Arlington Heights, IL 60004 LED FOR RECORD

Permanent Real Estate Index #817 PM 2/38
03-16-400-005-0000(5)
87093480
which, with the property hereinafter described, is referred to herein as the "premises." In addition, the following description of the real estate is given:

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 Mortgagor, its successors or assigns, 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, indoor beds, awnings, stoves and water heaters. All of the foregoing are declared to be a part of said real estate whether physically attached thereto or not, and it is agreed that all similar apparatus, equipment or articles hereafter placed in the premises by Mortgagor or its successors or assigns shall be considered as constituting part of the real estate.

"THIS INSTRUMENT WAS PREPARED BY"

Send to

L-1221

Concordia Federal Bank for Savings, 2320 Thornton Road, Lansing, IL

7100 002 J
The rates of pre-maturity interest and post-maturity interest are, respectively, 1½% and 3% per annum in excess of the local prime interest rate published by Continental-Illinois National Bank & Trust Company of Chicago in effect from time to time.

87093480

UNOFFICIAL COPY

UNOFFICIAL COPY

02093430
interest thereon as herein provided; third, all principal and interest remaining unpaid on the note; fourth, any overplus to Mortgagor, its legal representatives or assigns, as their rights may appear.

6. Upon, or at any time after the filing of a bill to foreclose this Mortgage, the court in which such bill 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 at the time of application for such receiver, of the person or persons, if any, liable for the payment of the indebtedness secured hereby, 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 Mortgagee 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 such foreclosure suit and, in case of a sale and a deficiency, during the full statutory period of redemption, whether there be redemption or not, as well as during any further times when Mortgagor, its successors or assigns, 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 are usual in such cases for the protection, 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: (a) The indebtedness secured hereby, or by any decree foreclosing this Mortgage, or any tax, special assessment or other lien which may be or become superior to the lien hereof or of such decree; provided such application is made prior to foreclosure sale, (b) the deficiency in case of a sale and deficiency.

7. Mortgagor shall have the right to inspect the premises at all reasonable times and access thereto shall be permitted for that purpose.

8. Provided that no uncured event of default exists under the terms hereof or of the Note, Mortgagee will, upon demand of Mortgagor (which may be made at any time and from time to time), execute and deliver to Mortgagor partial releases releasing from the lien hereof such portion or portions of the premises as Mortgagor shall designate. Mortgagor, to be entitled to the execution and delivery of any such partial release, shall pay to Mortgagee at the time of such demand an amount equal to the required "prepayment for partial release" for each portion of the premises so designated by Mortgagor, as set forth in the Schedule of one page hereto annexed. Said amount shall be applied upon the principal balance of the indebtedness evidenced by the Note. Mortgagee may charge a reasonable sum in addition as a fee for preparing and issuing each such partial release.

9. THE MORTGAGOR HEREBY WAIVES ANY AND ALL RIGHTS OF REDEMPTION FROM SALE UNDER ANY ORDER OR DECREE OF FORECLOSURE OF THIS MORTGAGE ON BEHALF OF MORTGAGOR, THE TRUST ESTATE AND ALL PERSONS BENEFICIALLY INTERESTED THEREIN, AND EACH AND EVERY PERSON, EXCEPT DEGREE OR JUDGMENT CREDITORS OF THE MORTGAGOR IN ITS REPRESENTATIVE CAPACITY AND OF THE TRUST ESTATE, ACQUIRING ANY INTEREST IN OR TITLE TO THE PREMISES MORTGAGED HEREUNDER SUBSEQUENT TO THE DATE OF THIS MORTGAGE. MORTGAGOR HEREBY REPRESENTS THAT IT HAS BEEN AND IS AUTHORIZED AND EMPOWERED BY THE TRUST INSTRUMENT AND BY ALL PERSONS HAVING A POWER OF DIRECTION OVER IT AS SUCH TRUSTEE TO EXECUTE THE FOREGOING WAIVER.

10. If Mortgagor, or any general partner thereof, shall voluntarily file a petition under the Federal Bankruptcy Code, as such Code may from time to time be amended, or under any similar or successor Federal statute relating to bankruptcy, insolvency, arrangements or reorganizations, or shall file an answer in an involuntary proceeding admitting insolvency or inability to pay debts, or shall be adjudged a bankrupt, or shall file a petition under the Federal Bankruptcy Code, or other judicial seizure which is not discharged within 10 days, then Mortgagee may at Mortgagee's option declare all of the sums secured by this Mortgage to be immediately due and payable without prior notice to Mortgagor. */ or if the premises shall become subject to attachment.

11. On the sale or transfer of all or any part of the premises subject to the lien of this Mortgage, Mortgagor may at Mortgagee's option declare all of the sums secured by this Mortgage to be immediately due and payable. This option shall not apply in case of (a) sales or transfers when the transferee's creditworthiness and management ability are satisfactory to Mortgagee and the transferee has executed prior to the sale or transfer a written assumption agreement containing such terms as Mortgagee may require, including, if required by Mortgagor, an increase in the rate of interest payable under the Note, and (b) transfers of all of the premises then encumbered by this Mortgage to secure an indebtedness of the Mortgagor to another creditor or to an institution or private lender satisfactory to Mortgagee.

It is agreed that the above option applies only to transfers of the premises and it is expressly understood and agreed that nothing herein or in said note contained shall be construed as creating any obligation to make any payment on the principal amount of the note or any interest thereon or any premium or expense connected therewith.

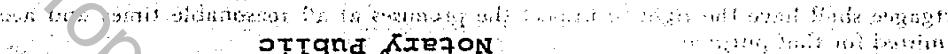
87093480

UNOFFICIAL COPY

LASTING INFLUENCE 60438

2329 The Grange Road, Crows Nest NSW 2065, Australia

MY COMMUNIST EXPATRIE 317190
CONGREGATION FOR SAVINGS BANK FEDERAL

Noteary public 

has been made available to the public by the State of Illinois. The
original material is contained in the **STATE OF ILLINOIS** section of the
ILLINOIS COOK COUNTY RECORDS. It is the responsibility of the
original record holder to provide the original record to the public.
COUNTY OF COOK **ILLINOIS**

By Northern Illinois Construction Company
General Partner **Corporation** **SEAL**
President **By** **President**

UNOFFICIAL COPY

Loan No. 10100134

0 7 0 0 3 4 8 0

RIDER OF ONE PAGE
ATTACHED TO MORTGAGE DATED February 13, 1987
MADE BY TOWNE NORTH LIMITED PARTNERSHIP,
AN ILLINOIS LIMITED PARTNERSHIP, TO
CONCORDIA FEDERAL BANK FOR SAVINGS

The following paragraph is substituted for paragraph 3,
deleted on the face of the Mortgage to which this Rider is
attached:

"3. In the event the Mortgagor shall fail to pay
any amount of interest when due in accordance with the
terms of the Note ("monetary default"), or shall fail to
perform any other covenant or agreement to be performed by
the Mortgagor, as provided in this Mortgage ("non-monetary
default"), then Mortgagee may at its option declare the
entire indebtedness secured by this Mortgage to be immedi-
ately due and payable ("Acceleration"). After the occur-
rence of such default, but prior to Acceleration, Mortgagee
shall give notice to Mortgagor which shall specify:

(a) the default; (b) the action required to cure it; and
(c) a period not less than five days in duration in the
case of a monetary default or 30 days in duration in the
case of a non-monetary default, commencing upon the date the
notice is given to the Mortgagor, by which the default must
be cured (the "cure period"); and (d) shall state that
failure to cure the default to the satisfaction of Mortgagee
within the cure period may result in Acceleration of maturity
of the mortgage indebtedness. Such notice shall be deemed
sufficiently given if mailed by United States Registered or
Certified Mail, postage prepaid, Return Receipt Requested,
addressed to Mortgagor at the address set forth below and,
if so mailed, shall be deemed to have been given the Mortgagor
on the date of delivery shown by the return receipt. If the
default specified in such notice is not cured to the satis-
faction of the Mortgagee within the cure period, then at any
time after the termination of such period, and so long as
such default remains uncured, Mortgagee may, at its option,
declare the indebtedness secured by this Mortgage to be im-
mediately due and payable and may proceed to foreclose the
lien hereof, all without further notice or demand. Notifica-
tion as aforesaid is not required prior to Acceleration
under the provisions of paragraphs 10 or 11 hereof. Mort-
gagor's address for the service of notice under the pro-
visions of this paragraph is

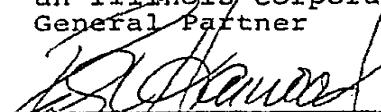
Northern Illinois Construction Co.
611 Landkahn Rd.
Northbrook, IL 60062

If notice as aforesaid is attempted to be served by mailing and
is returned undelivered, then it shall be deemed sufficiently
given when served upon the corporate General Partner signatory
hereto on behalf of Mortgagor in any manner permitted by law
for service of process upon private corporations."

TOWNE NORTH LIMITED PARTNERSHIP,
Mortgagor

By: NORTHERN ILLINOIS CONSTRUCTION COMPANY,
an Illinois corporation,
General Partner

By:


Its President

87093480

UNOFFICIAL COPY

Следует отметить, что в 1990 г. в СССР было создано Агентство по работе с персоналом и социальными проблемами (АПСП), которое в дальнейшем было преобразовано в Агентство по труду и занятости населения (АТЗН). Агентство АПСП было создано для координации деятельности органов государственного управления в области труда и занятости населения, а также для координации деятельности органов государственного управления в области труда и занятости населения, а также для координации деятельности органов государственного управления в области труда и занятости населения.

Ergebnissen nach bestimmen wir die genannten gezwungenen und
erlaubten Wege, welche die entsprechenden Werte und die bedarfte
Zeit für die Reise ergeben.

Proprietorship rights in the business are held by the members of the family. The business is run by the wife of the owner, who is also the manager. The business is located in a small town in the state of Maharashtra, India. The business is a small-scale manufacturing unit that produces various types of handicrafts, such as wooden toys, wooden furniture, and wooden utensils. The business is owned by a family of four, consisting of the owner, his wife, and their two children. The business is run on a part-time basis, as the owner also has a full-time job as a teacher in a local school. The business is run on a small budget, and the owner is trying to expand the business by increasing the production capacity and introducing new products. The business is currently facing some challenges, such as finding new markets and increasing sales. The owner is looking for investors to help him expand the business and increase its reach.

ice
na pálhelyénként beszérelt és bővítve az általános elismerésről szóló
szabálytól különbség adható a következőkben említendőkben el-
számolva. Körülbelül ezerötven ezer magyar beszélő nem osztja
el a népnyelvű tanításnak az általános iskolai alkalmatossági előrejelzések
szolgáltatóit, melyeket az iskolákban tanítanak.

САМЫЕ ПРИЧУПЫВАЮЩИЕ СЛОВА В МИРЕ

19. *Leucostoma* *leucostoma* (L.) Pers. *Leucostoma leucostoma* L.