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MORTGAGE

This indenture, Made this 12th day of February, 1987 between AMERICAN NATIONAL BANK AND TRUST, as Trustee of Land Trust number 101313-08 and not individually _____, Mortgagor, and MOHAMMED ABID, a resident of the State of Illinois, Mortgagee.

WITNESSETH: That whereas the Mortgagor is justly indebted to the Mortgagee, as is evidenced by a certain promissory note bearing even date herewith, in the principal sum of THIRTY-FIVE THOUSAND DOLLARS and no/100 (\$35,000.00) payable with interest at the rate of NINE PERCENT (9%) per annum on the unpaid balance until paid, and made payable to the order of the Mortgagee at his office in Bolingbrook, Illinois, or at such other place as the holder may designate in writing, and delivered; the said principal and interest being payable in monthly installments of TWO HUNDRED AND EIGHTY-ONE DOLLARS AND 62/100 (\$281.62) on the first day of April, 1987, and a like sum on the first day of each and every month thereafter until the note is fully paid, except that the final payment of principal and interest, if not paid sooner, shall be due on on the first day of March, 1992.

NOW THEREFORE, the said Mortgagor, for the better securing of the payment of the said principal sum of money and interest and the performance of the covenants and agreements herein contained, does by these presents Mortgage and Warrant unto Mortgagee, his successors and assigns, the following described Real Estate situate, lying and being in the County of Cook and the State of Illinois:

Lots 25 and 26 In Block 3 in Mills & Sons' Subdivision in the Southeast ¼ of Section 32, Township 40 North, Range 13, East of the Third Principal Meridian in Cook County, Illinois According To The Plat Thereof, Recorded June 22, 1922 as Document No. 7549588 in Cook County, Illinois.

Common Address: 5960 West North Avenue, Chicago, Illinois 60639

PIN #13-32-410-027

JAH GEO

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging, and the rents, issues, and profits thereof in said premises.

And said Mortgagor agrees and covenants as follows:

To keep said premises in good repair, not to suffer any mechanics' liens, to deliver to Mortgagee proof of payment of both real estate taxes and hazard insurance on the first day of April of each and every year and on the first day of October of each and every year.

In case of refusal or neglect of the Mortgagor to make such payments, or to keep the premises in good repair, the Mortgagee may pay such taxes, insurance and make said repairs thereof, and any moneys so paid or expended shall become so much an additional indebtedness, secured by this mortgage to be paid out of the proceeds of the sale of the mortgaged premises, if not otherwise paid by the Mortgagor.

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Any deficiency in the amount of any such aggregate monthly payment shall, unless made good by the Mortgagor prior to the due date of the next such payment, constitute an event of default under this mortgage. The Mortgagee may collect a "late fee" not to exceed four cents (.04) for each dollar (\$1) for each payment more than 15 days in arrears.

That if the premises be condemned under any power of eminent domain, or acquired for a public use, the damages, proceeds and the consideration for such acquisition, to the extent of the full amount of the indebtedness upon this mortgage, and the note secured hereby remaining unpaid, are hereby assigned by the mortgagor to the Mortgagee and shall be paid forthwith to the Mortgagee to be applied by him on account of the indebtedness secured hereby, whether due or not.

In the event of default in making any monthly payment provided for herein and in the note secured hereby for a period of thirty (30) days after the due date thereof, or in case of a breach of any other covenant or agreement herein stipulated, then the whole of said principal sum remaining unpaid and the accrued interest thereon, shall, at the election of the Mortgagee, without notice, become immediately due and payable.

And in the event of said entire debt being declared due, the Mortgagee shall have the right to immediately foreclose this mortgage.

And in the case of foreclosure of this mortgage by the Mortgagee in any court, a reasonable sum shall be allowed for the court costs, document preparation, attorney's fees, and other various costs and expenses reasonably incurred pursuant to such proceeding, and all such expenses shall become so much additional indebtedness secured hereby and be allowed in any decree foreclosing this mortgage. Should the foreclosure result in the sale of the property, after the satisfaction of all of the above-mentioned costs, expenses, fees, balance of principal and interest incurred, the overplus of the proceeds of sale, if any, shall then be paid to Mortgagor.

Mortgagor expressly retains the right to secure another mortgage on this property. This subsequent mortgage shall be senior to this mortgage, and the rights of Mohammed Abid, Mortgagee, shall be subordinate to those rights of the subsequent mortgage. Mortgagor shall only secure one (1) additional mortgage to be senior to this instant mortgage, and the amount of indebtedness to be secured by the senior mortgage shall not exceed \$230,000.00.

The covenants contained herein shall bind, and the benefits shall inure, to the respective heirs, executors, and assigns of the parties hereto. Wherever used, the singular number shall include the plural, and the masculine gender shall include the feminine.

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Any deficiency in the amount of any such approximate monthly payment shall be made good by the Mortgagor prior to the due date of the next such payment, constitute an event of default under this mortgage. The Mortgagor may collect a "late fee" not to exceed four cents (.04) for each dollar (\$1) for each payment more than 15 days in arrears.

In the event of any default in any part of the above provisions, the Mortgagor shall be liable for the full amount of the principal and interest then due on the mortgage, and the balance of the mortgage shall be immediately due and payable. The Mortgagor shall be liable for the full amount of the principal and interest then due on the mortgage, and the balance of the mortgage shall be immediately due and payable. The Mortgagor shall be liable for the full amount of the principal and interest then due on the mortgage, and the balance of the mortgage shall be immediately due and payable.

In the event of default in making any monthly payment provided for herein and the same has remained unpaid for a period of thirty (30) days after the due date hereof, or in case of a breach of any other covenant or agreement herein stipulated, then the whole of said principal and interest then due and the accrued interest thereon, shall, at the election of the Mortgagee, without notice, become immediately due and payable.

And in the event of said default being declared due, the Mortgagee shall have the right to immediately foreclose this mortgage.

And in the event of foreclosure of this mortgage by the Mortgagee in any court, the Mortgagee shall be allowed for the court costs, attorney's fees, and other expenses incurred by the Mortgagee and all other expenses actually incurred pursuant to such proceedings, and all such expenses shall become so much additional indebtedness secured hereby and be added to any debt existing hereunder. Should the foreclosure result in the sale of the mortgaged premises, the proceeds of such sale shall be applied to the payment of all of the above mentioned costs, expenses, fees, balance of principal and interest accrued, the balance of the principal and interest then due and payable on this mortgage.

Mortgagee expressly retains the right to secure another mortgage on this property. This subsequent mortgage shall be subordinate to this mortgage, and the rights of the Mortgagee under this mortgage shall be subordinate to those of the subsequent mortgage. This mortgage shall only secure the amount of indebtedness to be secured by the senior mortgage which shall not exceed \$200,000.00.

The covenants contained herein shall bind the Mortgagor and the heirs, assigns, executors, administrators, and assigns of the Mortgagor. Wherever used, the singular number shall include the plural, and the masculine gender shall include the feminine.

7/10/2013 10:30:33 AM

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DEPT-01 RECORDING \$12.25
T#3333 TRAN 3608 02/17/17 15:54:00
#7260 #A *-17-093877
COOK COUNTY RECORDER

Mortgagor shall suffer no penalty for early payments of this mortgage and note.

Mortgagor shall have the right of first refusal should the Mortgagee assign his interest in the Note securing this Mortgage, as more fully described in said Note.

This Mortgage is executed by American National Bank and Trust Company of Chicago, not personally, but solely as Trustee as aforesaid, in the exercise of the power and authority conferred upon and vested in it as such Trustee and it is expressly understood and agreed that nothing in this Mortgage shall be construed as creating any liability on said Trustee to personally perform any express or implied covenant, condition or obligation under this Mortgage, all such liability, if any, being expressly waived by Lender and by every person now or hereafter claiming any right or interest under this Mortgage.

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO,
as Trustee under Trust Agreement dated February 10, 1987
and known as Trust No. 101333-08
as Trustee, as aforesaid, and for personally.

By _____ VICE PRESIDENT

Attest _____ ASSISTANT 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 Vice President and Assistant Secretary of the

personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice President and Assistant Secretary 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 Grantor for the uses and purposes therein set forth; and the said Assistant Secretary then and there acknowledged that said Assistant Secretary, as custodian of the corporate seal of said Grantor caused the corporate seal of said Grantor to be affixed to said instrument as said Assistant Secretary's own free and voluntary act and as the free and voluntary act of said Grantor for the uses and purposes therein set forth.

THIS INSTRUMENT

PREPARED BY: "OFFICIAL SEAL"
Loretta M. Sovienki
Notary Public, State of Illinois
My Commission Expires 6/27/88

Given under my hand and Notary Seal.

Date FEB 12 1987

Notary Public Loretta M. Sovienki

Document Number

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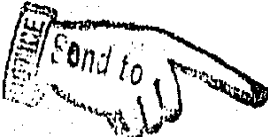
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American National Bank and Trust Company of Chicago
Box 221

mail TO: JOEL MILLER
100 N. LA SALLE #900
CHICAGO, IL 60602
337-7933

For information only insert street address of above described property.

[Handwritten signature]



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Mortgagee shall suffer no penalty for early payment of this mortgage and note.

Mortgagee shall have the right of first refusal should the Mortgagee assign this mortgage to the holder of this mortgage, as more fully described in said note.

This mortgage is executed by and for National Bank and Trust Company of Chicago, not personally, but solely as agent or trustee, in the execution of the power and authority conferred upon it by its charter and it is hereby understood and agreed that the holder of this mortgage shall be deemed to be the holder of this mortgage for all purposes of law and equity, and any liability on said mortgage shall be deemed to be the liability of the holder of this mortgage, and no liability shall be deemed to be the liability of any person now or hereafter claiming any right or interest under this mortgage.

WITNESSETH THAT NATIONAL BANK AND TRUST COMPANY OF CHICAGO, Illinois, on this 10th day of February, 1927, has caused this mortgage to be signed by its duly authorized officers and its corporate seal to be hereunto affixed, and it is hereby

Attest:
Assistant Secretary

STATE OF ILLINOIS
COUNTY OF COOK

THE STATE OF ILLINOIS
COUNTY OF COOK

FEB 10 1927

National Bank and Trust Company of Chicago

Notary Public
For information and record purposes in
this office

Property of Cook County Clerk's Office

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