

# UNOFFICIAL COPY

Mortgage

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1800-1801 N. 18TH STREET

CHICAGO, ILLINOIS 60602

1800-1801 N. 18TH STREET

UNIVERSAL SAVINGS AND LOAN ASSOCIATION  
(Individual Form)

18TH STREET DEVELOPMENT CORP. AN ILLINOIS NOT-FOR PROFIT CORPORATION  
THE UNDERSIGNED,

Loan No. 5617-3

of City of Chicago, County of Cook, State of Illinois  
hereinafter referred to as the Mortgagor, does hereby mortgage and warrant to

## UNIVERSAL SAVINGS AND LOAN ASSOCIATION

a corporation organized and existing under the laws of the State of Illinois  
hereinafter referred to as the Mortgagee, the following real estate in the County of Cook  
in the State of Illinois:

Lots One (1) and Two (2) in James D. Lehmer's Subdivision of Block Fourteen (14) in Walsh and McMullen's Subdivision of South Three-fourths (3/4) of the South East Quarter (1/4) of Section Twenty (20), Township Thirty-nine (39) North, Range Fourteen (14), East of the Third Principal Meridian, in Cook County, Illinois and commonly known as 901-903 West 19th Street, Chicago, Illinois.

PTN#17-20-425-004-0000

1100

Protocol 901-903 West 19th Chicago Ill

Together with all buildings, improvements, fixtures or appurtenances now or hereafter erected thereon or placed therein, 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 therein or thereon, the furnishing of which by lessors to lessees is customary or appropriate, including screens, window shades, storm doors and windows, floor coverings, screen doors, in-a-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 Mortgagor is hereby subrogated to the rights of all lessors, lessorees, 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 liens, its 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 FIFTY THOUSAND and NO/100

Dollars

(\$ 50,000.00), which Note, together with interest thereon as therein provided, is payable in monthly installments of

FIVE HUNDRED SIXTY-EIGHT and 30/100

Dollars

(\$ 568.30, commencing the 1st day of March 1987, and continuing monthly thereafter until the principal amount of the Note has been paid in full), which payments are to be applied, first, to interest; and the balance to principal, until said indebtedness is paid in full; and thereafter, to any unpaid taxes, assessments, charges, expenses, costs, or other amounts due to the Mortgagee, and to any other debts, claims, or obligations of the Mortgagor to the Mortgagee, which may then be due and owing to the Mortgagee.

(2) any advances made by the Mortgagee to the Mortgagor, or his 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 FIFTY THOUSAND and NO/100 Dollars (\$ 50,000.00), 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.

87

(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 thereto all taxes, special taxes, special assessments, water charges, and sewer service charges against said property (including those hereinafter due), and to furnish the 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 improvements now or hereafter upon said premises insured against damage by fire, and such other hazards as the Mortgagee may require to be insured, 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 expiration of the period of redemption, for the full insurable value thereof, in such companies, through such agents or brokers, and in such form as shall be satisfactory to the Mortgagee; such insurance policies shall remain with the Mortgagee during said period or periods, and contain the usual clause satisfactory to the Mortgagee making them 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 documents 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 hereof; (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, or any apparatus, fixtures or equipment to be placed in or upon any buildings or improvements on said property.

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, I promise to pay to the Mortgagee, a prorata 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 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 (as the same accrue and become payable). If the amount estimated to be sufficient to pay said items is not sufficient, I promise 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 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 money 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.

**UNOFFICIAL COPY**

(S-3002)

54

UNIVERSITY SAVINGS AND LOAN ASSOCIATION

1800 South Hallsted Street Chicago Illinois 60608

Lorraine Kitzstein

appeared before me this day in person, and acknowledged that he had signed, sealed and delivered the said instrument.

SECRETARY and President of the Bach Street Development Corp. An Illinois non-profit organization known to me to be the same person whose name is **SECRETARY** as President and **SECRETARY** to the foregoing instrument.

and to said County, in the State aforesaid, DO HEREBY CERTIFY THAT SERGIO JOFREZ AND JACINTO ALVAREZ,

STATE OF **MISSOURI** COUNTY OF **CALDWELL** COOK  
TENANTS RILED RECORDS **1007 MAD 13** NO. **1-52-195**  
The Union is formed a Notary Public in  
the County of Caldwell, Missouri, on the 1st day of January, 1852.

~~Series Logos, Secretaries, Presidents~~ ~~COOK COUNTY ILLINOIS~~

THE STATE OF CALIFORNIA  
DEPARTMENT OF JUSTICE  
EX-PARTES ELECTIONS  
NOTICE OF VOTER REGISTRATION SIGN-IN

day of January AD 1987

**IN WITNESS WHEREOF** this instrument is executed sealed and delivered this 30th day of January, in the year of our Lord one thousand nine hundred and twenty.

medium-term, objectives and setting of the Moriges project, and the specificities and challenges of the project; and that the power plant must be exercised as often as possible, so that the operators can learn about the system's behavior.

**L**ike that of the other two, power and command, religion contributed upon the Mordegham to submit. As a result, every aspect of his life was controlled by the desire to please God.

Introducing our new range of products, designed to make your life easier. From the latest in technology to the most basic of tools, we have something for everyone. Whether you're looking for a quick fix or a complete solution, we've got you covered. So why wait? Get in touch today and see what we can do for you.

8  
reducing power of the catalyst, which is due to the presence of a large number of adsorbed molecules of the hydrocarbon, carbon oxides, etc., which will be supplied before the reaction begins.

attempting to reduce the time interval between the first and second doses of a vaccine, it is important to understand that this approach may be successful, however, it also carries with it the potential for serious side effects.

descriptions, needed for the interpretation of the microfossils and their distribution patterns. The latter is a decisive factor for the interpretation of the microfossils and their distribution patterns. The latter is a decisive factor for the interpretation of the microfossils and their distribution patterns.

On the other hand, the primary reason for the low participation of women in the labor market is the lack of opportunities for work, which is due to the fact that women are not fully integrated into the labor market. This is particularly true for rural areas, where women are often limited to domestic work or part-time jobs.

of "unbiased" random samples of individuals from the population. In this situation, the sample mean is an unbiased estimator of the population mean.

1. All assessments must be based on clearly defined criteria, and the results must be communicated to the participants in a timely manner.

The manufacturer reserves the right to make changes in design or materials at any time without notice or obligation. The manufacturer reserves the right to discontinue any model at any time without notice or obligation.

decades of foreign military use of a part of the island's northern slopes (the *Sierra de la Macarena*) by U.S. and other South American countries, and the introduction of large numbers of U.S. troops to the area during the 1980s to combat narcotics trafficking. In the early 1990s, the *Sierra de la Macarena* became the site of a large-scale U.S.-funded counter-narcotics program, which included the construction of a large-scale hydroelectric power plant and the building of a new port at the mouth of the Magdalena River.

Information: carry out an investigation to verify the whereabouts may be a party to the conduct of the crime which may be included in the bill of particulars.

Informed consent was obtained for publication of this case report and all procedures were carried out in accordance with the Declaration of Helsinki. The patient's written informed consent was obtained for publication of this case report and all procedures were carried out in accordance with the Declaration of Helsinki.

Moreover, it is often made to appear that the benefits of the program are limited to income recipients, or that the program is a burden on the taxpaying public. In this manner, the program is often presented as a welfare program, or as a program that is not intended to reduce poverty, but rather to redistribute wealth among the rich and the poor.

**Warrantor** warrants that the goods supplied by him shall be free from manufacturing or workmanship defects for a period of twelve months from the date of delivery of the goods to the customer.

Motorcycle manufacturers have been granted a period of protection by the Patent Office to prevent others from manufacturing their products. This protection is known as a patent. A motorcycle manufacturer can sue another manufacturer for infringement if they believe that the other manufacturer is using their patented design without permission.