

MORTGAGE

THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made March 20, 1987, between Gregory Chentnik and Nancy Chentnik, his wife (herein referred to as "Mortgagors,") and GARFIELD RIDGE TRUST AND SAVINGS BANK, a banking corporation organized under the laws of the State of Illinois, doing business in Chicago, Illinois, (herein referred to as "Mortgagee,")

WITNESSETH

THAT WHEREAS Mortgagors are justly indebted to Mortgagee in the sum of One hundred thirty-one thousand two hundred fifty and no/100 dollars (\$131,250.00**) evidenced by a certain Promissory Note of even date herewith executed by Mortgagors, payable to the order of the Mortgagee and delivered, by which Note Mortgagors promise to pay said principal sum and interest on the balance of principal remaining from time to time unpaid at the rate of Prime plus 75% floating per cent (P+75% floating) prior to maturity, at the office of Mortgagee in Chicago, Illinois, ON DEMAND, and said last installment to be the entire unpaid balance of said sum, together with interest on the principal after the original maturity date thereof at prime + 3.75% floating per annum; together with all costs of collection, including reasonable attorneys' fees, upon default, (hereinafter referred to as the "Note"),

S 1139779 N.O.

NOW, THEREFORE the Mortgagors to secure the payment of said Note in accordance with its terms and the terms, provisions and limitations of this Mortgage, and all extensions and renewals thereof, and for the further purpose of securing the payment of any and all obligations, indebtedness and liabilities of any and every kind now or hereafter owing and to become due from the Mortgagors or any of them to the Mortgagee or to the holder of said Note or to the Assignee of the Mortgagee during the term of this mortgage, howsoever created, incurred, evidenced, acquired or arising, whether under the Note or this mortgage or under any other instrument, obligation, contract or agreement of any and every kind now or hereafter existing or entered into between the Mortgagors or any of them and the Mortgagee or otherwise and whether direct, indirect, primary, secondary, fixed or contingent, together with interest and charges as provided in said Note and in any other agreements made by and between the parties herein, and including all present and future indebtedness incurred or arising by reason of the guarantee to Mortgagee by Mortgagors or any of them of present or future indebtedness or obligations of third parties to Mortgagee, and of present and future indebtedness originally owing by Mortgagors or any of them to third parties and assigned by said third parties to Mortgagee, and any and all renewals or extensions of any of the foregoing, and the performance of the covenants and agreements herein contained, by the Mortgagors to be performed, and also in consideration of One Dollar in hand paid, the receipt whereof is hereby acknowledged, do by these presents Mortgage and Warranty to the Mortgagee, its successors and assigns, the following described Real Estate in the County of Cook and State of Illinois, to wit:

Lots 20, 21, and 22 in Block 14 in Cobe and McKinnon's 63rd Street and Sacramento Avenue Subdivision of the East half of the Southwest quarter of Section 13, Township 38 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois

c/k/a 2914 West 63rd Street, Chicago, IL

Perm. Tax I.D. No. 19-13-32-90-31-32-33

DEPT-01, RECORDING \$11.25
T#0222 * 1987 0191 03/26/87 14:45:00
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COOK COUNTY RECORDER

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which, with the property hereinafter described, is referred to herein as the "premises"

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 Mortgagors 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, inador 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 on the premises by the Mortgagors or their successors shall be considered as constituting part of the real estate.

TO HAVE AND TO HOLD the premises unto the Mortgagee, its successors and assigns, forever, for the purposes herein set forth, free from all rights and benefits under and by virtue of the Homestead Exemption Laws of the State of Illinois, which said rights and benefits the Mortgagors do hereby expressly release and waive.

This Mortgage consists of two pages. The covenants, conditions and provisions appearing on page 2 (the reverse side hereof) among other things, require Mortgagors to keep the premises in repair, insured and free of liens and to pay and discharge prior liens and taxes, provide that if not paid by Mortgagors, the costs of such repairs, insurance, prior liens and taxes paid by Mortgagee constitute additional indebtedness secured hereby, provide for tax and insurance deposits, for acceleration of maturity of the Note and foreclosure hereof in case of default and for the allowance of Mortgagee's attorneys' fees and expenses of foreclosure, and are incorporated herein by reference, are a part hereof, and shall be binding on the Mortgagors and those claiming through them.

In the event Mortgagors sell or convey the premises, or if the title thereto or any interest therein shall become vested in any manner whatsoever in any other person or persons other than Mortgagors, Mortgagee shall have the option of declaring immediately due and payable all unpaid installments on the Note and enforcing the provisions of this Mortgage with respect thereto unless prior to such sale or conveyance Mortgagee shall have consented thereto in writing and the prospective purchasers or grantees shall have executed a written agreement in form satisfactory to the Mortgagee assuming and agreeing to be bound by the terms and conditions of said Note and this Mortgage.

Signed and sealed by the Mortgagors the date first above written.
Gregory Chentnik (SEAL) Nancy Chentnik (SEAL)

STATE OF ILLINOIS) I, Lorraine M. Walsh, a Notary Public in and for and residing in said County,
COUNTY) SS in the State aforesaid, DO HEREBY CERTIFY THAT Gregory Chentnik & Nancy Chentnik, his wife
who are personally known to me to be the same person S whose name S subscribed to the foregoing
Instrument before me this day in person and acknowledged that They signed, sealed and delivered the said Instrument as Their free
and voluntary act for the uses and purposes therein set forth, including the release and waiver of all rights under any homestead, exemption and valuation
laws.

Witness my hand and Notarial Seal this 20th day of March, A.D. 1987.
Lorraine Walsh
Notary Public

GARFIELD RIDGE TRUST AND SAVINGS BANK
6353 West 55th Street
Chicago, Illinois 60638
INSTRUCTIONS
11 MAIL

FOR RECORDERS INDEX PURPOSES INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE
2914 West 63rd Street
Chicago, IL
THIS DOCUMENT WAS PREPARED BY: J. Di Menna
6353 W. 55th St, Chicago, IL 60638

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THE COVENANTS, CONDITIONS AND PROVISIONS REFERRED TO ON PAGE 1 OF THE REVERSE SIDE OF THIS MORTGAGE:

1. Mortgages covenants and conditions... agreement extending the time of payment thereof; (2) To pay when due and to make any penalty attached thereto...

2. In addition to the monthly payments of principal and interest payable under the terms of the Note, the Mortgages agree to pay to the holder of the Note, when requested by the Note, the amounts of taxes and special assessments levied on the mortgaged property...

3. Mortgages agree that Mortgages may employ counsel for advice or other legal service at the Mortgagee's discretion in connection with any dispute as to the debt hereby secured by this instrument...

4. In case of default under this Mortgage, Mortgagee may, but need not, make any demand for any act herein required of Mortgages in any form and manner deemed appropriate...

5. Mortgages making any payment hereunder (including interest, taxes or assessments) may do so according to any bill, statement or estimate procured from the appropriate public officer without inquiry into the accuracy of such bill, statement or estimate...

6. At the option of the Mortgagee and without notice to Mortgages, all unpaid indebtedness secured by this Mortgage shall, notwithstanding anything in the Note or in this Mortgage...

7. In the event that Mortgages or either of them (a) consents to the appointment of a receiver, trustee, or liquidator of all or a substantial part of Mortgages' assets, or (b) be adjudicated a bankrupt or insolvent...

8. When the indebtedness hereby secured shall become due whether by acceleration or otherwise, Mortgagee shall have the right to foreclose the lien hereof. In any suit to foreclose the lien hereof...

9. The proceeds of any foreclosure sale of the premises shall be distributed and applied in the following order of priority: First, on account of all costs and expenses incident to the foreclosure proceedings...

10. Upon, or at any time after the filing of a suit to foreclose this Mortgage, the Court in which such suit is filed may appoint a receiver of said premises. Such appointment may be made either before or after sale...

11. The Mortgages will not at any time, in any manner whatsoever, claim or take any benefit of or advantage of any law, equity, statute, ordinance, regulation, order, rule, decree or judgment of any court, or of any claim, demand, action, suit, or proceeding of any kind...

12. In case the premises, or any part thereof, shall be taken by condemnation, the Mortgagee is hereby empowered to collect and receive all compensation which may be paid for any property taken or for damages to any property not taken...

13. All rents, issues and profits of the premises are pledged, assigned and transferred to the Mortgagee, whether now due or hereafter to become due, under or by title of any contract for the use or occupancy of said premises, or any part thereof...

14. In the event new buildings and improvements are now being or are to be erected or placed on the premises (that is, if this is a construction mortgage) and if Mortgages do not complete the construction of said buildings and improvements in accordance with the plans and specifications approved by Mortgagee...

15. A conveyance of said premises shall be made by the Mortgagee to the Mortgages in full payment of the indebtedness secured hereunder; and the performance of the covenants and agreements herein made by the Mortgages...

16. This Mortgage and all provisions hereof shall extend to and be binding upon Mortgages, all persons claiming under or through Mortgages, and the word "Mortgages" when used herein shall include all such persons and all persons liable for the payment of the indebtedness...

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