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(Individual Form)

31671-1-0 Loan No.

THE UNDERSIGNED,
BRIDGEVIEW BANK AND TRUST COMPANY, AS TRUSTEE, UNDER TRUST AGREEMENT DATED
MARCH 7, 1978, AND KNOWN AS TRUST #1-0474

BRIDGEVIEW

, County of COOK

, State of ILLINOIS

hereinafter referred to as the Mortgagor, does hereby mortgage and warrant to

PAYSAVER CREDIT UNION

a corporation organized and existing under the laws of the State of Illinois bereinafter referred to as the Mortgagee, the following real estate in the County of 600K 1997 , to-wit: in the State of ILLINOIS

LOT 3 IN BLOCK 3 IN BRIDGEVIEW MANOR SUBDIVISION, A SUBDIVISION IN THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

18.25-468-003 Dm.

DEPT-01 \$12. T+0003 TRAN 4936 05/12/87 14:25:00 +3689 + C *-87-256432

COOK COUNTY RECORDER SAID PARCEL ALSO KNOWN AS: 7455 w. 75th St. BRIDGEVIEW IL

Together with all buildings, improve sens, fatures or appartenances now on breatter erected thereon or placed therein, including all apparatus, equipment, states or articles, whether in single units of centrally controlled, used to supply, heat, gas, an conditioning, water, fight, power, refrigeration, vernilation of their services, and any other thing now in network thereon or thereon, the turnolling of which by lessors to lessees is customary or appropriate, including creams, window shades, atorin doors and window in our coverings, when the turnolling of which by lessors to lessees is customary or appropriate, including creams, window shades, atorin doors and window in our coverings, when the turnolling of which be described to be a part of same or the whether physically attached thereto or not; and aim together with all esseences and the refraction of the first and aim together which are best or the whether physically attached thereto or not; and aim together which are hereby uses and profits of said premises which are hereby called, assigned, transferred and set over onto the histographe, whether input due or hereby uses as provided herein. The Mortgagee is hereby subjugged to the rights of all mortgagees, lienholders and owners paid off by the proceeds of the loan hereby secret.

TO HAVE AND TO HOLD the said property, with his buildings, improvements, fixtures, appurtenances, apparatus and equipment, and with all the rights privileges thereunto belonging, unto said Multipages inever for the uses becein set forth, free from all rights and benefits under the homestead, examption valuation laws of any State, which said rights and benefit, as it Mortgagus does hereby release and waive.

TO SECURE

a Note executed by the Mortgagor to the order of the Mortgagee bearing even date herewith in the principal sum of TWENTY FOUR THOUSAND -----

(s 24,000.00

10.00

), which Note, together with interest thereon as therein provided, is gayable in monthly installments of

THREE HUNDRED SIXTY FIVE DOLLARS AND FOURTY SEVEN CENTS-----

365. 47), commencing the 7), commencing the 20th day of to be applied, first, to interest, and the balance to principal, until said intuitioned is paid in full.

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provided that, nothing herein contained shall be considered as limiting the amounts that shall be scured 'creby when advanced to protect the security or in accordance with covenants contained in the Mortgage.

(3) The performance of ell of the covenants and obligations of the Mortgagoe to the Mirrigagee, is 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 the greenest extending the time of payment thereof; (2) To pay when due and before my penalty attaches thereto all taxes, special taxes, special taxes in the water charges, and sewer service charges against said property (including those beteriofore due), and to lumish Morttaguee, upon request, duplicate receip. Terefor, and all such items extended against said property shall be conclusively deemed-valid for the purpose of this requirement; (3) To keep the improvement is now, or hereafter upon said premises insured against samings by fire; and such other hazards as the Mortgague may require to be insured against; and on pit idep public liability insurance and such other insurable value thereof, in such companies, through such agents or brokers, and in such form as shall be saming our to the mortgague; and insurance policies, shall remain with the Mortgague; auch insurance policies, shall remain with the Mortgague; and in case of forectoure sale payable to the owner of the certificate of sale, owner of any deficiency, my ceiver or redemphinner, or any grantee in a deed pursuant to foreclosure; and in case of loss under such policies, the Mortgague; is authorized to adjure, or redemphinner, or any grantee in a deed pursuant to foreclosure; and in case of loss under such policies, the Mortgague; is authorized to adjure, or redemphinner, or any grantee in a deed pursuant to foreclosure; and in case of loss under such policies, the Mortgague; is authorized to adjure, or redemphinner, or any grantee in a deed pursuant to furcious; and in case of loss under such policies, the Mortgague; is authorized to adjure, or redemphinner, or any grantee in a deed pursuant to furcious; and in case of loss under such such policies, the Mortgague; is authorized to adjure, or redemphinner, or any grantee in a deed pursuant to furcious; and in case of loss under such policies, the Mortgague; is a companied, to be signed by the

B in order to provide for the payment of laxes, assessments, insurance premiums, and other annual charges upon the property securing this indebted of other insurance required or secepted. I promise to pay to the Mortgage, a proceed portion of the current year takes upon the disbursement of the from pay monthly to the Mortgage, in addition to the above payments, a sum estimated to be equivalent to one-twelfith of such thems, which payments may experience to be considered to be entired to such that thems, which payments may experience and withdrawn by the operated the constraints with other such finds or its own funds for the payment of such items, (b) be carried in a second and withdrawn by the operated the interference of the unpaid balance of said indebtedness as received, provided that the Martgagee nees apoin this obligation same sufficient to pay said items as the same accrue and become payable. If the amount estimated to be sufficient to pay said items as the same accrue and become payable. If the amount estimated to be sufficient to pay said items and the first accurate this indebtedness. The Mortgagee is authorized to pay said items as charged or bified without further inquiry.

C. This mortgain contract provides for additional advances which may be made at the option of the Mortgaine and secured by this mortgaine, and it is east that in this event of such advances the amount thereof may be added to the mortgaine debt and shall increase the unpaid balance of the note hereby mired 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 is note and constact were executed and delivered. An Additional Advance Agreement may be given and accepted for such advance, and provision may be defor deficered amountly payments and a different interest rate and other capress modifications of the contract, but in all other respects this contract shall take in fell force and effect as to said indebtedness, including all advances.

D. That in case of failure to perform any of the covenants hereis, Mortgages may do on Mortgages's behalf everything so covenanted; that said Mortgages on any act it may deem necessary to protect the lien hereof; that Mortgages will repay upon demand any moneys pilled in disbursed by Mortgages for 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 addisal indebtedness secured by this mortgage with the same priority as the original indebtedness and may be included in any deerse foreclosing this mortgage to the paid out of the rents or proceeds of sale of such permissed if not otherwise paid; that it shall not be obligatory upon the Mortgages to inquire into the day of any lien, ascumbrance or claim in advancing muncys as above suthervised, but nothing herein contained shall be construed as requiring the Mortgages will be any moreys for any purpose our to do not be extended.

or under them

BUILDEVIEW BANK AND TRUST COMPANY

As Inisten under Iruit Apreement Ho.

to bind the Trast Estitle and not individually

By demand to

UNOFFICIAL COPY

- P That in the event the ownership of said property or any part thereof becomes vested in a person other than the Mortgager, the Mortgager may, without notice to the Mortgager deal with such successor or successors in interest with reference to this mortgage and the debt hereby secured in the same manufact as with the Mortgager, and may forbear to sue or may extend time for payment of the debt, secured hereby, without discharging or in any way affecting the liability of the Mortgager hereunder or upon the debt hereby secured;
- G. That time is of the essence hereof and if default be made in performance of any coverant bettern contained or in making any payment under sale note or obligation or any estimation or renewal (hereof, or if proceedings be instituted to enforce any other lies or charge upon any of said property, or upon the filing of a proceeding in anticupicy by re against the Mortgagie, or if the Mortgagie which make an assignment for the benefit of his creditors or if his property or an assignment of the sale or transfer of the mortgagie, any of said property, or upon the sale or transfer of the mortgagie property or an assignment of beneficial interest in said property, without the written consent of the Mortgagies, or upon the death of any maker, endorser, or guaranties of the note secured hereby, or in the event of the filling of a said to condent all or a part of the said property, then and in any of said events, the Mortgagies hereby authorized and et usowered, at its option and without affecting the lien hereby created or the principly of said where or sale, right of the Mortgagies, herebunder, to declare without notice, all sums secured hereby immediately due and payable, whether or not such default be remedied by Mortgagies, and again mortgage, and in any forcedouse a sale may be made of the promises or masse without offering the several parts separately;
- H. That the Mortas per may employ counsel for advice or other legal service at the Mortaspee's discretion in connection with any dispute as to the debt hereby secured or the its of this instrument, or any inigation to which the Mortaspee may be made a party on account of this instrument, or any inigation to which the Mortaspee may be made a party on account of this item or which may affect the table to the property securing the indebtedness hereby secured or which may affect said debt or lien and any reatonable attorney's fees so incurred shell be added to and be a part of the debt hereby secured. Any costs and expenses reasonably incurred in the foreclosure of this mortaspas and and each of the property securing the name and in connection with any other dispute or illigation affecting said debt or lien, including reasonably estimated amounts to conclude the transaction, shall be added to and be a part of the debt hereby secured. All such amounts shall be payable by the Mortaspor to the Mortaspor to the Mortaspor cost to the Mortaspor to the Mortaspor of the proceeds the contract rate then at the egal rate. In the event of a foreclosure sale of said premises there shall first be paid of the proceeds thereof all of the accounted any other described and shall be paid to the Mortaspor, and the purchaser shall not be obliged to see to the application of the purchase money.
- I in case the mortanged property, or any part thereof, shall be taken by condemnation, the Mortanger is hereby empowered to collect and require all contennation which may be paid for any property taken or for damages to any property not taken and all condemnation compensation so received shall be fortilewith applied by the Mortanger as it may elect, to the immediate reduction of the indebtedness secured hereby, or to the require and restorables of any property so demaged, privided that any excess over the amount of the indebtedness shall be delivered to the Mortangor or his assigneer.
- property so demagage, provided that any excess over the amount of the indebtedness shall be delivered to the Mortgagor or his assignment.

 J. All estements, retta, issues and profits of said premises are pledged, assigned and transferred to the Mortgagor or his assignment of the use or agreement for the use or occupancy of said princerty, or any part thereof, whether said lease or agreement for the use or occupancy of said princerty, or any part thereof, whether said lease or agreement for the use or occupancy of said princerty, or any part thereof, whether said lease or agreement in the mortgage of all said leases or agreement in the mortgage of all said leases or agreement in the forth said real estate and not accompletely which he right in case of default, either hefore or after forectrosure saie, to ester upon and lake possession of any leases, collect said as it remains and profits, regardless of when eleases, collect said as its remains and profits, regardless of when eleases, collect said as its remains and profits, regardless of when eleases, collect said as its remains and profits, regardless of when eleases, collect said as its remains and profits, regardless of when eleases, collect said as its remains and profits, regardless of when eleases, collect said as its remains and profits, regardless of when the measures whether legal or equilibries at many descriptions and equipment therefore when it descripts in the remains and profits, regardless of when the measures whether legal or equilibries in many deem proper to enclose the profits of a serial profits of any propose herein said to reconstitute the remains and profits, regardless of when the measures whether legal or equilibries in many deemed advantageous to it, terminate or modify exhaining or future and the modern and the modern and the modern and the remains and profits, regardless of when the electron of the profits of any profits of a serial profits of the profits of a serial profits of the profits of the profits of the profits of the profits
- K. That upon the con mercement of any friech are proceeding hereunder, the court in which such bill is filed may at any time; either before or after calls, and without notice to the information, or any party it, using under him, and without regard to the solvency of the Mortgagor or the them value of call premises, or whether the same shall them be occupied by the water of the equity of redemption as a homestead, appoint a receiver with power to manage and resistant to collect the rents, issues and profits of said premises dir or, the pendency of such fineclosure suit and the statutory period of redemption, and such rents, issues and profits, when collected, may be applied befor as a fell as after the sale, towards the payment of the indebtedness, costs, lanes, insurance or other items necessary for the protection and preservation of it is projectly, including the expenses of such receivership, or on any deficiency decree whether them after the referred personiant or not, and if a receiver shall be appointed to shall remain in prosession while expension of the full period allowed for redemption, whether there be redemption or not, and until the issuance of deed in case of sale, but if no deed the fassed, until the expiration of the expension of the may be issued and no lease of said primers shall be nullified by the appointment or entry in bossession with the possession of a receiver but he may close to terminate any lease junto to the lien herenf.
- L. That each right, power and remedy herein conferred upon the Mungagee is cumulative of every other right or remedy of the Montgagee, whether heavile or by law conferred, and may be enforced concurrently therewith, the movement of every other right or remedy of the Montgagee, whether heavile or by law conferred, and may be enforced concurrently therewith, the movement of the Montgagee of performance of the movement herein or in make oblight too contained shall thereafter in any manner affect the right of Montgage, are to require or enforce performance of the man or any other of said covements; the wherever the content hereof requires, the macculine gender, as used herein, shall include the plural; that all rights and obligations under this mortgage established to and he binding upon the respective heirs, esecutions, administrators, successors and assigns of the Mortgagor, and the successors and assigns of the Mortgagor, and the successors and assigns of the Mortgagor, and the successors and assigns of the Mortgagor.

IN WITNESS WHEREOF, this mortgage is executed, sealed and delivered this 8th Bridgeview Bank and Trust Company, as Trustee under rust No. 1-0444 and not personally By: (SEAL)
Vice President
By: (SEAL) day of Mav , A.D. 19 _(SEAL) (SEAL) STATE OF ILLINDIS I, The Indersigned, a Notary Public in COUNTY OF signed, sealed and delivered the axid instrument appeared before me this day in person, and acknowledged that thev free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of all their rights under any homestead, exemption and valuation laws. . A.D. 1967 GIVEN under my hand and Notarial Scal, this 8th day of May Executed and delivered by EPIDOENIEW BANK AND TRUST COMPANY not in its individual capacity, but soldly in the covering horizon drivinled, for the purpose of hinding the nation contained paracity, and discovering much intending any approach by the parties to the driving than superiors of the button to the driving than superiors are not to the contained and made to the contained and Notury Public THIS INSTRUMENT WAS PREPARED BY MAIL TO: PAYSAVER CREDIT UNION PAYSAVER CREDIT UNION 4 Habity of CHESTCHESTER IL 60153 heret, and ONE WESTBROOK CORP CTN WESTCHESTER IL 60153

Trust Office