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COOK COUNTY RECORDS
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1987 JUL 17 PM 2:20

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Bank of Bellwood
Land Trust
Mortgage

The above space for RECORDER'S USE ONLY

THIS INDENTURE, made JUNE 26, 1987 Witnesseth, that the undersigned
FIRST ILLINOIS BANK OF WILMETTE and personally but as Trustee under the provisions

of a D. & T. Deeds in Trust duly returned and delivered to said Trustee in pursuance of a Trust Agreement dated JUNE 12, 1987
and known as its Trust Number TWR-0587 hereinafter referred to as the Mortgage has hereby conveyed and assigned
to Bank of Bellwood, an Illinois Banking Corporation, having an office and place of business in Bellwood, Illinois, herein
referred to as the Mortgagee the following real estate situated in the County of COOK State of Illinois, to wit:

12.00

LOT 17 IN BLOCK 33 IN CHICAGO NORTH SHORE LAND COMPANY'S SUBDIVISION IN
SECTIONS 8, 17 AND 18, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD
PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PIN: 05-17-108-013 CDOR

TOGETHER with all the buildings and improvements now or hereafter erected thereon and all appurtenances, apparatus and
fixtures and the rents, issues and profits thereof TO HAVE AND TO HOLD the said property unto said Mortgagee forever for the uses and purposes herein set forth, free from
all rights and benefits under the homestead Exemption Laws of the State of Illinois, when said rights and benefits said Mortgagee do
hereby release and waive

This mortgage is given to secure: (1) the payment of a certain indebtedness payable by the unity of the mortgagee, evidenced by the
Mortgagee's Note of even date herewith in the Principal Sum of ONE HUNDRED THOUSAND AND 00/100

Dollars (\$ 100,000.00) with a term of maturity on AUGUST 1, 1992 together with interest as follows, and
all renewals, extensions, or modifications thereof.

- (1) Interest on the principal balance remaining from time to time unpaid shall be payable semi-annually at the rate of 10.75
per cent per annum and after maturity at the rate of 12.75 per cent per annum
- (2) Interest on the principal balance remaining from time to time unpaid shall be payable semi-annually at the prime lending rate
of _____ per cent per annum over the said prime lending rate and after maturity at the said prime lending rate plus _____ per cent per annum
over the said prime lending rate, provided however, that said interest rate in no event shall be less than _____ per cent per
annum. Any increase or decrease of the rate of interest shall be effective as of the date of said prime lending rate change.

(2) Future Advances Upon request of Mortgagee, Lender, as Lender, without need to release of this Mortgage, may make future
Advances to Mortgagee. Such Future Advances, with interest thereon, shall be secured by this Mortgage when evidenced by promissory
notes stating that said notes are secured hereby. At no time shall the principal amount of the indebtedness secured by this Mortgage,
not including sums advanced in accordance herewith to protect the security of this mortgage, exceed the original amount of the Note plus
US \$ _____

This mortgage consists of two pages. The covenants, conditions and provisions appearing on page 2 (the reverse side of this mortgage)
are incorporated herein by reference and are a part hereof and shall be binding on the Mortgagee, their heirs, successors and assigns.

THIS MORTGAGE is executed by the undersigned trustee (not personally but as a trustee as aforesaid) in the exercise of the power
and authority conferred upon and vested in it as such Trustee (and said Trustee hereby warrants that it possesses full power and authority
to execute this instrument) and it is expressly understood and agreed that nothing herein or in said Note contained shall be construed
as creating any liability on the said Trustee personally to pay the said Note or any interest thereon or any indebtedness
accruing hereunder, or to perform any covenant either express or implied herein contained, all such liability, if any, being expressly
waived by the Mortgagee and by every person now or hereafter claiming any right to security hereunder, and that so long as the said trustee
personally is concerned, the legal holder or holders of said note and the owner or owners of any indebtedness secured hereunder shall look
solely to the premises hereby conveyed for the payment thereof, by the enforcement of the lien hereby created, in the manner herein and
in said Note provided or by action to enforce the personal liability of the guarantor or guarantors, if any.

IN WITNESS WHEREOF, the undersigned trustee (not personally but as a Trustee as aforesaid), has caused these presents to be signed
and its corporate seal to be hereunto affixed and attested to the day and year first above written.

FIRST ILLINOIS BANK OF WILMETTE As Trustee
as aforesaid and not personally

CORPORATE SEAL

[Signature] TRUST OFFICER
Attest: [Signature] Asst

STATE OF ILLINOIS
COUNTY OF COOK 155

I, the undersigned, a Notary Public in and for the County and State aforesaid DO HEREBY
CERTIFY that the above-named officers of the FIRST ILLINOIS

Notarial Seal

BANK OF WILMETTE Grantor, personally known to me to be
the same persons whose names are subscribed to the foregoing instrument as such officers
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 volun-
tary act of said Company for the uses and purposes therein set forth; and the said officers
then and there acknowledged that the said officers, as custodian of the corporate seal of
said Company caused the corporate seal of said Company to be affixed to said instrument
as said officers own free and voluntary act and as the free and voluntary act of said Com-
pany for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 10TH day of
JUNE 1987
EDNA W. ROSS Notary Public

FOR THE RECORDER'S INDEX PURPOSES INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE
125 LINDEN AVENUE
Place in Recorder's Box 15
No. 15
GLENGOE, ILLINOIS 60022 Reference KIM
MAILED & PREPARED BY
BANK OF BELLWOOD
7555 N. CALIFORNIA
CHICAGO, ILLINOIS 60645

TIL # AM 229217AW

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1. Mortgages shall (1) promptly repair, restore or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or be destroyed; (2) keep said premises in good condition and repair, without waste, and free from mechanical or other liens or claims for lien not expressly subordinated to the lien hereof; (3) pay when due any indebtedness which may be secured by or charge on the premises superior to the lien hereof, and upon request exhibit satisfactory evidence of the discharge of such prior lien to the Mortgagee; (4) complete within a reasonable time any building or buildings now or at any time in process of erection upon said premises; (5) comply with all requirements of law or municipal ordinance with respect to the premises and the use hereof; (6) make no material alterations in said premises except as required by law or municipal ordinance.

2. Mortgages shall pay before any general taxes, and shall pay special taxes, special assessments, water charges, sewer charges, and other charges against the premises when due, and shall, upon written request, furnish to the Mortgagee duplicate receipts therefor. To prevent default hereunder Mortgages shall pay in full under protest, in the manner provided by statute, any tax or assessment which Mortgages may desire to contest.

3. In the event of the enactment after this date of any law of Illinois deducting from the value of land for the purpose of taxation any lien thereon, or imposing upon the Mortgagee the payment of the whole or any part of the taxes or assessments or charges or liens herein required to be paid by Mortgages, or changing in any way the laws relating to the taxation of mortgages or debts secured by mortgages or the mortgagee's interest in the property, the Mortgagee, upon demand by the Mortgages, shall pay such taxes or assessments, or the holder thereof, then and in any such event, the Mortgages, upon demand by the Mortgagee, shall pay such taxes or assessments, or the Mortgagee shall keep all buildings and improvements now or hereafter situated on said premises insured against loss or damage by fire, lightning and windstorm under policies providing for payment by the insurance companies of moneys sufficient either to pay the cost of replacing or repairing in the same or to pay in full the indebtedness secured hereby, all in compliance with the standard mortgage clause in under insurance policies. In case of loss or damage to Mortgages, such rights to be evidenced by the standard mortgage clause to be attached to each policy, and shall deliver all policies, including additional and renewal policies, to the Mortgagee, and in case of insurance about to expire, shall deliver or renewal policies not less than ten days prior to the respective dates of expiration.

4. In the event of the failure of the United States of America or of any state having jurisdiction in the premises, any tax is due or becomes due in respect of the issuance of the note hereby secured, the Mortgagee covenant and agree to pay such tax in the manner required by any such law. The Mortgagee further covenant to hold harmless and agree to indemnify the Mortgagee, and the Mortgagee's successors or assigns, against any liability incurred by reason of the imposition of any tax on the issuance of the note secured hereby.

5. The Mortgagee hereby waives any and all rights of redemption from sale under any order or decree of foreclosure of this Mortgage on his own behalf and on behalf of each and every person, except decree or judgment creditors of the Mortgagee, acquiring any interest in or title to the premises subsequent to the date of this Mortgage. This paragraph is operative whether allowed or by Illinois Statute.

6. Mortgages shall keep all buildings and improvements now or hereafter situated on said premises insured against loss or damage by fire, lightning and windstorm under policies providing for payment by the insurance companies of moneys sufficient either to pay the cost of replacing or repairing in the same or to pay in full the indebtedness secured hereby, all in compliance with the standard mortgage clause in under insurance policies. In case of loss or damage to Mortgages, such rights to be evidenced by the standard mortgage clause to be attached to each policy, and shall deliver all policies, including additional and renewal policies, to the Mortgagee, and in case of insurance about to expire, shall deliver or renewal policies not less than ten days prior to the respective dates of expiration.

7. In case of default hereunder, Mortgages may, but need not, make any payment or perform any act heretofore required of Mortgages in any form and manner deemed expedient, and may, but need not, make full or partial payments of principal or interest on prior accumulations of any tax and purchase, discharge, compromise or settle any tax lien or other prior lien or title or claim or interest, or redeem from business, if any, and purchase, discharge, compromise or settle any tax lien or other prior lien or title or claim or interest, or redeem from any tax sale or foreclosure affecting said premises or interest in any tax or assessment. All moneys paid for any of the purposes herein authorized and all expenses paid or incurred in connection therewith, including attorneys' fees, and any other moneys advanced by Mortgagee to protect the mortgage premises and the lien hereof, shall be so much additional indebtedness secured hereby and shall become immediately due and payable without notice and with interest at the post maturity rate of the note hereby secured. Lien of Mortgagee shall never be considered as a waiver of any right accruing to the Mortgagee on account of any default hereunder on the part of the Mortgagee.

8. The Mortgagee making any payment hereof, authorized relating to taxes or assessments, may do so according to any bill, statement or estimate procured from the appropriate public office, without inquiry into the accuracy of such bill, statement or estimate or into the validity of any tax, assessment, sale, foreclosure, tax lien or title or claim hereof.

9. Mortgages shall pay each item of indebtedness herein mentioned, both principal and interest, when due according to the terms hereof. 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 to the contrary, become due and payable (a) immediately in the case of default in making payment of any installment of principal or interest on the note or (b) when default shall occur and continue for three days in the performance of any other agreement of the Mortgages herein contained.

10. 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, there shall be allowed and included as additional indebtedness in the decree for sale all expenditures and expenses which may be paid or incurred by or on behalf of Mortgagee for attorneys' fees, appraisers' fees, outlays for documentary and expert evidence, nonprophet's charges, publication costs and costs (which may be estimated as to items to be expended after entry of the decree) of procuring all such services, title searches, title examinations, title insurance policies, forams, certificates, and similar data and assurances with respect to the Mortgagee may deem to be reasonably necessary to or the value of the premises. All expenditures and expenses of the nature in this paragraph mentioned shall become so much additional indebtedness secured hereby and immediately due and payable, with interest thereon at the post maturity rate of the note hereby secured, when paid or incurred by Mortgagee in connection with (a) any proceeding, including probate and bankruptcy proceedings, to which the Mortgagee shall be a party, either as plaintiff, claimant or defendant, by reason of this mortgage or any indebtedness hereby secured; or (b) any preparations for the commencement of any suit for the foreclosure hereof after actual or threatened suit or proceeding which might affect the premises actually commenced; or (c) preparations for the defense of any actual or threatened suit or proceeding which might affect the premises.

11. 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, including all such items as are mentioned in the preceding paragraph hereof; second, all other items which under the terms hereof constitute secured indebtedness in addition to that evidenced by the note, with interest thereon as herein provided; third, all principal and interest remaining unpaid on the note; fourth, any surplus to Mortgagee, their heirs, legal representatives or assigns, as their rights may appear.

12. Upon or at any time after the filing of a complaint to foreclose this mortgage the court in which such complaint is filed may appoint a receiver of said premises. Such appointment may be made either before or after sale, without notice, with or without the consent of the Mortgagee or Mortgages at the time of application for such receiver and without regard to the then value of the premises or whether or insolvency of Mortgages at the time of application for such receiver. The Mortgagee may be appointed as such receiver, and a decree for sale 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 decree, during the full statutory period of redemption, whether there be redemption or not, as well as during any further time when which may be necessary or are usual in such cases for the protection, possession, control, management and operation of the premises during the whole or in part of (1) 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 or in part of (2) The deficiency in case of a sale and deficiency.

13. No action for the enforcement of the lien or of any provision hereof shall be subject to any defense which would not be good and available to the party interposing same in an action at law upon the note hereby secured.

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

15. The Mortgagee shall periodically deposit with the Mortgagee such sums as the Mortgagee may reasonably require for payment of taxes and assessments on the premises. No such deposit shall bear any interest.

16. If the payment of said indebtedness or any part thereof be extended or varied or if any part of the security be released, all persons now or at any time hereafter liable therefor, or interested in said premises, shall be held to assent to such extension, variation or release, and their liability and all provisions hereof shall continue in full force, the right of recourse against all such persons being expressly reserved by the Mortgagee, notwithstanding such extension, variation or release.

17. Mortgagee shall release this mortgage and lien therefor by proper instrument upon payment and discharge of all indebtedness secured hereby and payment of a reasonable fee to Mortgagee for the execution of such release.

18. This mortgage and all provisions hereof, shall extend to and be binding upon all persons and 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 or any part thereof, whether or not such persons have executed the note of this mortgage. The word "Mortgages" when used herein shall include the successors and assigns of the Mortgagee named herein and the holder of the note or of the mortgage, from time to time, of the note secured hereby.

19. The mortgagee (or beneficial owner) will not transfer, assign or in any way hypothecate or attempt to transfer, assign or hypothecate their right, title, interest, or any beneficial interest in the property secured by this mortgage, or any part thereof, to any person other than the holder, or any transferee, assign or hypothecatee thereof, without the written consent of the holder. Upon any transfer, assignment or hypothecation of the property secured by this mortgage, the holder shall have the right to demand that the mortgagee, assignor or hypothecatee immediately become due and payable. The acceptance of any payment after such transfer, assignment or hypothecation shall not be construed as the consent of the holder to such assignment, transfer or hypothecation, and the holder shall not be bound by any such assignment, transfer or hypothecation. The acceptance of any payment after such transfer, assignment or hypothecation shall not be construed as the consent of the holder to such assignment, transfer or hypothecation, and the holder shall not be bound by any such assignment, transfer or hypothecation.

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