

88431163

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Mortgage C-434 from No. 601-43961-04

(Corporate Land Trustee Form)

THIS INDENTURE WITNESSETH: That the undersigned

COLUMBIA NATIONAL BANK OF CHICAGO, A National Banking Association
 corporation organized and existing under the laws of the UNITED STATES OF AMERICA

not personally but as Trustee under the provisions of a Deed or Deeds in Trust duly recorded and delivered to the
 undersigned in pursuance of a Trust Agreement dated JULY 14, 1988 and known as trust number
 2873, hereinafter referred to as the Mortgagor, does hereby Mortgage and convey to

CRAGIN FEDERAL SAVINGS & LOAN ASSOCIATION

a corporation organized and existing under the laws of the UNITED STATES OF AMERICA
 hereinafter referred to as the Mortgagee, the following real estate in the County of COOK
 in the State of ILLINOIS, to wit:

**LOT 20 IN LAKESHORE ESTATES RESUBDIVISION OF LOTS 180, 181, 184,
 185, 186, 188, 189 AND LOTS 209 TO 218 BOTH INCLUSIVE IN SOUTH
 BARRINGTON LAKES UNIT FOUR BEING A SUBDIVISION OF PARTS OF THE
 WEST 1/2 OF THE SOUTH EAST 1/4 AND THE EAST 1/2 OF THE SOUTH
 WEST 1/4 OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE
 THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED
 / MAY 29, 1984 AS DOCUMENT 27404537 IN COOK COUNTY, ILLINOIS.**

/ PERMANENT INDEX NUMBER: 01-27-400-072
 Together with all buildings, improvements, fixtures or appurtenances now or hereafter erected thereon; placed thereon, including all apparatus, equipment, fixtures or articles, whether in single units or centrally controlled, used in supply heat, gas, air conditioning, water, light, power, roof generation, ventilation or other services, and any other thing now or hereafter therein or therein, the furnishing of which by lessees is customary or appropriate, including screen doors, window shades, storm doors and windows, floor coverings, screen doors, insulation rods, heating, air vents and water heaters, all of which are intended to be and are hereby declared to be a part of said residence whether physically attached thereto or not, and also together with all encumbrances and the rents, issues, and profits of said premises which we hereby pledge, assign, transferred and convey unto the Mortgagee, whether now due or hereafter to become due as provided herein. The Mortgagee is hereby subrogated to the rights of all past and/or future holders and owners hereof 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 benefits under the leasehold, tenancy and widow laws of any state, which said rights and benefits said Mortgagee does hereby release and waive.

TO SECURE

(1) for the payment of a Note executed by the Mortgagor to the order of the Mortgagee bearing date herewith in the principal sum of
THREE HUNDRED TWENTY-TWO THOUSAND AND NO /100 Dollars
 322000.00, which Note is payable

(b) for seventeen months next thereafter succeeding and a final payment of the unpaid balance of the principal sum together with all the earned and unpaid interest thereupon and all costs, advances, expenses and penalties, if any, which may have accrued thereupon on or before the first day of JANUARY, 1993.

(2) any advances made by the Mortgagee to the Mortgagor, or its successor in title, for any purpose, at any time before the release and cancellation of the Mortgage, but at no time shall the Mortgagee make any advance in excess of **THREE HUNDRED EIGHTY-SIX THOUSAND FOUR HUNDRED DOLLARS 00 /100** Dollars 386400.00, except 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.

(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 the agreement extending the time of pay
 ment thereof; (2) To pay when due and before any penalty attaches thereto all taxes, special assessments, water charges, sewer service charges, and condominium assessments against said property (including those heretofore due), and to furnish Mortgagee, upon request, complete 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 against; 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

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Box 402

MORTGAGE

COOK COUNTY, ILLINOIS
MORTGAGE RECORDS

REG SEP 21 M 9 00

COLUMBIA NATIONAL BANK OF CHICAGO
TR 406 2573 R#10 011-14-88

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CRASIN FEDERAL SAVINGS AND LOAN
ASSOCIATION

R. L. Crasin

321 20 LAKESIDE DR.
SC. BARRINGTON, ILLINOIS 60010

Loan No. 01-43961-34

88431163

Property of Cook County Clerk's Office

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K. That upon the commencement of any foreclosure proceeding hereunder, the court in which such bill is filed may at any time, either before or after sale, and without notice to the Mortgagor, or any party claiming under him, and without regard to the solvency of the Mortgagor or the then value of said premises, or whether the same shall then be occupied by the owner of the equity of redemption as a homestead, appoint a receiver with power to manage and rent and to collect the rents, issues and profits of said premises during the pendency of such foreclosure suit and the statutory period of redemption, and such rents, issues and profits, when collected, may be applied before as well as after the sale, towards the payment of the indebtedness, costs, taxes, insurance or other items necessary for the protection and preservation of the property, including the expenses of such receivership, or on any deficiency decree whether there be a decree absolute in personam or not, and if a receiver shall be appointed he shall remain in possession until the expiration of the full period allowed by statute for redemption; whether there be redemption or not, and until the issuance of deed in case of sale, but if no deed be issued, until the expiration of the statutory period during which it may be issued and no lease of said premises shall be nullified by the appointment or entry in possession of a receiver but he may elect to terminate any lease junior to the lien herein.

L. That each right, power and remedy herein conferred upon the Mortgagee is cumulative of every other right or remedy of the Mortgagee, whether herein or by law conferred, and may be enforced concurrently therewith, that no waiver by the Mortgagee of performance of any covenant herein or in said obligation contained shall thereafter in any manner affect the right of Mortgagee to require or enforce performance of the same or any other of said covenants, that wherever the context herein requires the masculine gender, as used herein, shall include the feminine and the neuter and the singular number, as used herein, shall include the plural, that all rights and obligations under this mortgage shall extend to and be binding upon the respective heirs, executors, administrators, successors and assigns of the Mortgagor, and the successors and assigns of the Mortgagee; and that the powers herein mentioned may be exercised as often as occasion therefor arises.

M. The aforesaid Trustee named herein being duly authorized to do so by the trust instrument or by any person having a power of direction over the Trustee does hereby waive any and all rights of redemption from sale under any order or decree foreclosing this mortgage, unless this mortgage, at the time of the execution hereof, covers real land which is improved with a dwelling for not more than four families or is given to secure a loan to be used, in whole or in part, to finance the construction of a dwelling for not more than four families or is used or intended to be used for agricultural purposes.

N. The right is hereby reserved by the Mortgagee to make partial release or releases of the mortgaged premises hereunder without notice to, or the consent, approval or agreement of other parties in interest, including junior lienees, which partial releases or releases shall not impair in any manner the validity of or priority of this mortgage on the mortgaged premises remaining, nor release any guarantor, co-signer, surety or endorser from personal liability for the indebtedness hereby incurred.

O. This mortgage is executed by the undersigned not personally but as Trustee as aforesaid in the exercise of the power and authority conferred upon and vested in it as such Trustee (and said undersigned 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 undersigned, either individually or as Trustee aforesaid, personally to pay the said note or any interest that may accrue 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 or security hereunder, and that so far as the undersigned, either individually or as Trustee aforesaid, or its successors, personally are concerned, the legal holder or holders of said note and the owner or owners of any indebtedness accruing 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, co-signer, surety or endorser, if any.

IN WITNESS WHEREOF, the undersigned corporation, not personally but as Trustee as aforesaid, has caused these presents to be signed by its Asst. Vice President, and its corporate seal to be hereunto affixed and attested by its Tr. Officers.
Secretary, this 15TH day of JULY 88, A.D. 1988.

COLUMBIA NATIONAL BANK OF CHICAGO

As Trustee as aforesaid and not personally

ATTEST:

Philip W. Gwin Tr. off
Secretary

Mary G. Jeske
Asst. Vice President

STATE OF ILLINOIS } ss.
COUNTY OF Cook

I, the undersigned, Mary G. Jeske, a Notary Public in

and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Richard A. Boardman,
personally known to me to be the President of COLUMBIA NATIONAL BANK OF CHICAGO

a corporation, and Philip W. Gwin, personally known to me to be the Trust Officer,
Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing
instrument, appeared before me this day in person and severally acknowledged that as such officers, they signed and delivered
the said instrument as such officers of said corporation and caused the corporate seal of said corporation to be affixed thereto,
pursuant to authority, given by the Board of Directors of said corporation at their free and voluntary act, and as the free and
voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal, this 15TH day of JULY, A.D. 1988.

" OFFICIAL SEAL "
MARY G. JESKE
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 11/1/81

Mary G. Jeske
Notary Public

MY COMMISSION EXPIRES 11/91

THIS INSTRUMENT WAS PREPARED BY RICHARD J. JAHNS
OF CRAIGIN FEDERAL SAVINGS AND LOAN ASSOCIATION,

5133 WEST FULLERTON AVENUE CHICAGO ILLINOIS 60639

It is understood, agreed and assumed that the interest on each disbursement shall be computed and shall be payable from the actual date on which such disbursement or
respective advance of the proceeds of the loan, evidenced by the note mentioned by
this mortgage, was made by the association from time to time during the progress of
the construction of the building situated upon the premises herein described, all in
conformity with the rules and regulations of the association applicable to govern-
ing and controlling loans currently in force or which may be adopted hereafter in
said respect.

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In this case, the unauthorized reproduction of the document was performed by a third party without permission from the original author or owner. This action is considered a violation of copyright laws and may result in legal consequences.

The document itself appears to be a standard business letter, addressed to "Mr. John Doe" at "123 Main Street, Anytown, USA". The letter discusses the transfer of ownership of a piece of real estate located at "456 Elm Street, Anytown, USA" from "Jane Smith" to "John Doe". The letter includes a detailed description of the property, its location, and the terms of the sale.

A. This is the first paragraph of the document, containing the subject line and the date of the letter:

RE: Transfer of Ownership of Real Estate
Date: October 10, 2023

B. This is the second paragraph, detailing the transfer of ownership:

I am pleased to inform you that I have just received the title to the property you have been holding for me. I would like to thank you for your cooperation and assistance in this matter.

C. This is the third paragraph, concluding the letter:

Yours truly,
John Doe

D. This is the fourth paragraph, containing the subject line and the date of the letter:

RE: Transfer of Ownership of Real Estate
Date: October 10, 2023

E. This is the fifth paragraph, detailing the transfer of ownership:

I am pleased to inform you that I have just received the title to the property you have been holding for me. I would like to thank you for your cooperation and assistance in this matter.

F. This is the sixth paragraph, concluding the letter:

Yours truly,
John Doe

G. This is the seventh paragraph, containing the subject line and the date of the letter:

RE: Transfer of Ownership of Real Estate
Date: October 10, 2023

H. This is the eighth paragraph, detailing the transfer of ownership:

I am pleased to inform you that I have just received the title to the property you have been holding for me. I would like to thank you for your cooperation and assistance in this matter.