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LAKEVIEW BANK TRUST

situated in COOK COUNTY, ILLINOIS, together with all buildings, improvements, fixtures and equipment now or hereafter attached to the Property, including, but not limited to, all heating, air conditioning, ventilation, plumbing, cooling, electrical and lighting fixtures and equipment; all landscaping; all other minerals, water, water rights, and water stock, crops, grass and timber at any time growing upon said land, including replacements and addresses thereof, all of which shall be deemed to be and remain a part of the Property. All of the foregoing Property shall be collectively hereinafter referred to as the Property. To have and to hold the Property, together with the rights, privileges and appurtenances thereto belonging, unto Bank forever to secure the Obligations. Mortgagee does hereby bind Mortgagee to warrant and forever defend the Property unto Bank forever, against any claim or claims, of all persons claiming or to claim the Property or any part thereof. Mortgagee further releases and waives all rights under and by

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

4. CONVEYANCE. In consideration of the Loan and Obligations, and to secure the Obligations (which includes the Note according to its specific terms and the obligations in the Mortgage), Mortgagee hereby bargains, grants, mortgages, sells, conveys and warrants to Bank, as Mortgagee, the following described property (Property):
3. MAXIMUM OBLIGATION LIMIT. The total principal amount (exclusive of interest, attorneys' fees, paralegal fees, costs and other legal expenses) of the Obligations secured by this Mortgage, not including however any sums advanced for the protection of the Property or Bank's interest therein, shall not exceed the sum of \$800,000.00, provided, however, that nothing contained herein shall constitute a commitment to make additional or future loans or advances in any amounts.
2. OBLIGATIONS DEFINED. The term "Obligations" is defined and includes the following:
 - A. the guaranty agreement executed by CHARLES W. TUN and LORRAINE M. TUN and dated October 24, 1988 which guaranty agreement unconditionally promises to pay and guarantee prompt payment when due all existing and future indebtedness, liabilities and Obligations of LAKEVIEW BANK AS TRUSTEE & NOT PERSONALLY U/T/A DATED OCTOBER 19, 1988 A/K/A # 10-1373 (Borrower) to Bank;
 - B. all future advances by Bank to Guarantor, to Borrower, to Mortgagee, to any one of them and to any one of them and others (regardless of indebtedness);
 - C. all additional sums advanced, and expenses incurred, by Bank for the purpose of insuring, preserving or otherwise protecting the Property and its value, and any other sums advanced, and expenses incurred, by Bank pursuant to this Mortgage, plus interest at the rate provided for in the Note;
 - D. all other obligations to the extent the taking of the collateral as security therefor is not prohibited by law, including but not limited to liabilities for overdrafts, all advances made by Bank on Borrowers', Guarantors' and/or Mortgagee's, behalf as authorized by the Mortgage and liabilities as guarantor, endorser or surety, of Borrower to Bank, now existing or hereafter arising, due or to become due, direct or indirect, absolute or contingent, primary or secondary, liquidated or unliquidated, or joint, several, or joint and several; and
 - E. Guarantor's performance of the terms in the Guaranty and Mortgagee's performance of any terms in the Mortgage, any deed of trust, any trust deed, any other mortgage, any deed to secure debt, any assignment of beneficial interest, any loan agreement, any construction loan agreement, any security agreement, any guaranty agreement or any other agreement which secures, guarantees or otherwise relates to the Guaranty, Note or Loan.

DATE AND PARTIES. The date of this Real Estate Mortgage (Mortgage) is October 24, 1988, and the parties and their mailing addresses are the following:

MORTGAGOR:
 CHARLES W. TUN
 3153 S. CANAL ST.
 CHICAGO, ILL. 60608
 Social Security # 347-22-4821
 HUSBAND OF LORRAINE M. TUN

LORRAINE M. TUN
 3153 S. CANAL ST.
 CHICAGO, ILL. 60608
 Social Security # 36-9-7424
 WIFE OF CHARLES W. TUN

BANK:
 LAKEVIEW BANK
 an ILLINOIS banking corporation
 141 W. Jackson Blvd. Suite 1212
 Chicago, Illinois 60604
 Tax I.D. # 30-250314
 (as Mortgagee)

REAL ESTATE MORTGAGE
To Secure a Guaranty
To LAKEVIEW BANK



RETURN TO: Lakeside Bank
Attn: S. J. Buchnowski
2268 S. King Drive
Chicago, Illinois 60616

PROPERTY ADDRESS: 3153 S. CANAL CHICAGO, IL.
PIN#: 17-33-107-025-000
88490991

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Property of Cook County Clerk's Office

STATE OF ILLINOIS
COUNTY OF COOK

IN SENATE
JANUARY 11, 1900

SENATE JOURNAL

1900

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LAKEVIEW BANK TRUST

any other transfer or disposition described in regulations prescribed by the Federal Home Loan Bank Board.

H. a transfer into an interest in which Mortgage becomes an owner of the Property;

G. a transfer resulting from a divorce or dissolution of marriage, legal separation agreement, or from an incidental property settlement;

F. a transfer where the spouse or child of Mortgage becomes an owner of the Property;

E. a transfer to a relative resulting from the death of Mortgage;

D. the granting of a leasehold interest of three years or less not containing an option to purchase;

C. a transfer by devise, descent, or operation of law on the death of a joint tenant or tenant by the entirety;

B. the creation of a purchase money security interest for household appliances;

A. the creation of a lien or other encumbrance subordinate to Bank's security instrument which does not relate to a transfer of rights of occupancy in the Property;

below. The following events shall not cause the Obligations to be immediately due and payable:

10. DUE ON SALE OR ENCUMBRANCE. Bank may, at Bank's option, declare the entire balance with all accrued interest on the Obligations to be immediately due and payable upon the creation of any lien, encumbrance, transfer, sale or contract to transfer or sell by Mortgage, except as stated

9. REMEDIES ON DEFAULT. At the option of Bank, all or any part of the principal of, and accrued interest on, the Obligations shall become immediately due and payable without notice or demand, upon the occurrence of an Event of Default or at any time thereafter. In addition, upon the occurrence of any Event of Default, Bank, at its option, may immediately foreclose and may immediately invoke any or all other remedies provided in the Note, Mortgage or Related Documents. All rights and remedies are distinct, cumulative and not exclusive, and Bank is entitled to all remedies provided by law or equity, whether or not expressly set forth.

below entitled "DUE ON SALE OR ENCUMBRANCE":

H. If all or any part of the Property or any interest therein is sold, leased or transferred by Mortgage except as permitted in the paragraph

G. A transfer of a substantial part of Mortgage's money or property;

F. Failure to pay and provide proof of payment of any tax, assessment, rent, insurance premium or service on or before its due date; or

E. A good faith belief by Bank at any time that Bank is insecure, that the prospect of any payment is impaired or that the Property or Collateral is impaired; or

D. The death, disability or involuntary termination of existence by, or the appointment of a receiver by or on the behalf of, the assignor of creditors by any member, partner, officer, director, trustee or guarantor of the Obligations; or

C. The making or furnishing of any verbal, or written, representation, statement or warranty to Bank which is, or becomes, false or incorrect in any material respect by, or on behalf of, Mortgage, Borrower, or any co-signer, endorser, surety or guarantor of the Obligations; or

B. A default or breach under any of the terms of the Mortgage, the Note, any condition loan agreement or other loan agreement, any security agreement, mortgage, deed to secure debt, deed of trust, deed, or any other document or instrument evidencing, guaranteeing, securing or otherwise relating to the Obligations; or

A. Failure by any person obligated on the Obligations to make a payment when due thereunder; or

8. EVENTS OF DEFAULT. Mortgage shall be in default upon the occurrence of any of the following events, circumstances or conditions (Events of Default). The Events of Default are:

of compliance with this provision together with a verified statement of all assets securities deposited by the tenant and copies of all leases.

additional rent for more than one month in advance. All leases made with tenants of the Property shall provide that their lease securities shall be treated as trust funds not to be commingled with any other funds of Mortgage and Mortgage shall on demand furnish to Bank satisfactory evidence

paragraph). Each lease of the Property shall provide that, in the event of an enforcement by Bank of the remedies provided for by law or by the Mortgage, any person succeeding to the interest in the Property shall not be bound by any payment of rent or

cancel, abridge or otherwise modify terms, conditions, covenants, leases or subleases of the Property or accept, propound or installments of rent to become due thereunder. The Obligations shall become due at the option of Bank if Mortgage fails or refuses to comply with the provisions of this

in addition to the covenants and terms herein contained and not in limitation thereof, Mortgage covenants that Mortgage will not in any case

7. ASSIGNMENT OF LEASES AND RENTS. Mortgage covenants and agrees to keep, observe and perform, and to require that the tenants keep, observe and perform, all of the covenants, agreements and provisions of any present or future leases of the Property. In case Mortgage shall neglect or refuse to do so, then Bank may, at Bank's option, perform and comply with, or require performance and compliance by the tenants, with any such lease covenants, agreements and provisions. Any sums expended by Bank in performance or compliance therewith or in enforcing such performance or compliance by the tenants (including costs, expenses, attorneys' fees and parafiscal fees) shall accrue interest from the date of such expenditures at the same rate as the Obligations and shall be paid by Mortgage to Bank upon demand and shall be deemed a part of the debt and Obligations and recoverable as such in all respects.

6. LIENS AND ENCUMBRANCES. Mortgage warrants and represents that the Property is free and clear of all liens and encumbrances whatsoever, except: THIS PROPERTY IS SUBJECT TO A FIRST MORTGAGE. Mortgage agrees to pay all claims when due that might result, if unpaid, in the foreclosure, execution or imposition of any lien, claim or encumbrance on or against the Property or any part thereof. Mortgage may in good faith incur any such lien, claim or encumbrance by posting any bond in an amount necessary to prevent such claim from becoming a lien, claim or encumbrance or to prevent its foreclosure or execution.

5. INTEREST AND REPAYMENT OF THE OBLIGATIONS. The Note accrues interest from October 24, 1988 on the unpaid principal balance at the rate of 12.5% per annum until the Note matures or the obligation is accelerated. After maturity or acceleration, the loan shall bear interest at rate specified in the paragraph entitled "DEFAULT INTEREST" in the Note on the balance of the loan which is not paid at maturity or acceleration (federal paid in full). The loan and Note are limited to the maximum lawful amount of interest (Maximum Lawful Interest) permitted under applicable federal and state laws. If the interest accrued and collected exceeds the Maximum Lawful Interest as of the time of collection, such excess shall be applied to reduce the principal outstanding. If or when no principal amount is outstanding, any excess interest shall be refunded to Borrower. Interest shall be computed on the basis of a 360-day year and the actual number of days elapsed.

Principal and accrued interest are due and payable in 59 equal monthly payments of \$4,930.10 on the 25th day of each month, beginning November 25, 1988. The last scheduled payment, which is due on October 25, 1993, is \$346,662.38. Unless paid sooner all unpaid principal and accrued interest shall be due and payable on October 25, 1993. These payment amounts are based upon timely payment of each installment.

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10. COLLECTION EXPENSES. In the event of any action by Bank for collection of the Obligations, for protection of the Property or for foreclosure, Mortgagee agrees to pay all fees and expenses incurred in connection therewith, including but not limiting the generally the cost of recording, abstracting, recording, title insurance, reasonable attorney fees, paralegal fees and costs. All such fees and expenses shall be added to the principal due under the Obligations otherwise to cure any default under said prior encumbrance.

11. PROTECTION OF BANKS SECURITY. If Mortgagee fails to perform any covenant, obligation or agreement contained in the Note, this Mortgage or any loan documents or if any action or proceeding is commenced which materially affects Bank's interest in the Property, including but not limited to, foreclosure, eminent domain, insolvency, holding or environmental code or law enforcement, or arrangements or proceedings involving a bankruptcy or decedent, then Bank, at Bank's sole option, may make such appearance, disburse such sums, and take such action as is necessary to protect Bank's interest. Mortgagee hereby assigns to Bank any right Mortgagee may have by reason of any prior encumbrance on the Property or by law or otherwise to give any debt under said prior encumbrance.

12. INSPECTION BY BANK. Bank or its agents may make or cause to be made reasonable entries upon the Property and inspect the Property provided that Bank shall make reasonable effort to give Mortgagee prior notice of any such inspection.

13. SPECIAL INDEMNIFICATION. Mortgagee agrees to protect, indemnify, defend and hold harmless Bank to the extent possible by law and not otherwise, from and against all claims, demands, causes of action, suits, losses, damages (including, without limitation, punitive damages, if permitted by law), violations, environmental responses and/or clean-up costs, fines, penalties and expenses (including, without limitation, reasonable counsel fees, cost and expenses incurred in investigating and defending against the assertion of such liabilities, as well as such fees, costs and expenses incurred by Mortgagee and all activities relating thereto; any knowing or material misrepresentation or material breach of warranty by Mortgagee, or any violation of the Comprehensive Environmental Response, Compensation and Liability Act of 1980 and any other applicable federal, state or local rule, ordinance or statute; the clean-up or removal of hazardous waste or removal of or evaluation and investigation of the release or threat of release of hazardous waste; any loss of natural resources including damages to air, surface or ground water, soil and dioxin; and any private suits or court injunctions.

14. CONDITION OF PROPERTY. As to the Property, Mortgagee shall:

- A. keep all buildings occupied and keep all buildings, structures and improvements in good repair;
- B. refrain from the commission or allowance of any acts of waste, removal, demolition, or impairment of the value of the Property or improvements thereon;
- C. not cut or remove, or permit to be cut or removed, any wood or timber from the Property;
- D. not permit the Property to become subject to or contaminated by or with waste;
- E. prevent the spread of noxious or damaging weeds, preserve and prevent the erosion of the soil and continuously practice approved methods of farming on the Property if used for agricultural purposes.

To the best of Mortgagee's knowledge, the Property does not contain hazardous and/or toxic waste, substances, pollutants and/or contaminants. Mortgagee makes this affirmative warranty fully intending Bank to rely upon it in extending the Loan to Mortgagee.

15. WASTE. Mortgagee shall not allow or authorize the Property to be the subject of any act of waste, removal, demolition, or impairment of the value of the Property or deterioration of the Property, and regardless of natural deterioration, shall keep the Property and all its improvements in good condition and repair. The term "waste" is used herein in its traditional sense and further, specifically includes, but is not limited to, hazardous waste. The term "hazardous waste" as used herein, includes, but is not limited to, hazardous and/or toxic waste, pollutants and/or contaminants. Mortgagee shall comply with and not violate any and all laws and regulations regarding the use, ownership and occupancy of the Property. Mortgagee shall perform and abide by all obligations and restrictions under any declarations, covenants and other documents governing the use, ownership and occupancy of the Property.

16. INSURANCE. Mortgagee shall insure and keep insured the Property against loss by fire, and other hazard, casualty and loss, with extended coverage including but not limited to the replacement value of all improvements, with an insurance company acceptable to Bank, in an amount at least equal to the amount of the Obligations. Such insurance shall contain the standard Mortgage Clause and shall name and endorse Bank as mortgagee. An insurable interest shall exist for a fire or other hazard loss or damage claim rather than to repair, rebuild or replace the Property lost or damaged. Bank shall have the option to apply such insurance proceeds upon the Obligations secured by this Mortgage or to have said Property repaired or rebuilt. Mortgagee shall deliver or cause to deliver evidence of such coverage and copies of all notices and returns relating thereto. Mortgagee shall pay the premiums required to maintain such insurance in effect until such time as the requirement for such insurance terminates. In the event Mortgagee fails to pay such premiums, Bank may, at its option, pay such premiums. Any such payment by Bank shall be repayable upon demand of Bank or if no demand is made, in accordance with the paragraph below entitled "BANK MAY PAY".

17. PROPERTY OBLIGATIONS. Mortgagee shall promptly pay all taxes, assessments, fees, water rents, other rents, insurance premiums and all amounts due on any encumbrance, if any, as they become due. Mortgagee shall provide written proof to Bank of such payment(s).

18. URGENCY. Mortgagee shall insure and keep insured the Property against loss by fire, and other hazard, casualty and loss, with extended coverage including but not limited to the replacement value of all improvements, with an insurance company acceptable to Bank, in an amount at least equal to the amount of the Obligations. Such insurance shall contain the standard Mortgage Clause and shall name and endorse Bank as mortgagee. An insurable interest shall exist for a fire or other hazard loss or damage claim rather than to repair, rebuild or replace the Property lost or damaged. Bank shall have the option to apply such insurance proceeds upon the Obligations secured by this Mortgage or to have said Property repaired or rebuilt. Mortgagee shall deliver or cause to deliver evidence of such coverage and copies of all notices and returns relating thereto. Mortgagee shall pay the premiums required to maintain such insurance in effect until such time as the requirement for such insurance terminates. In the event Mortgagee fails to pay such premiums, Bank may, at its option, pay such premiums. Any such payment by Bank shall be repayable upon demand of Bank or if no demand is made, in accordance with the paragraph below entitled "BANK MAY PAY".

19. POSSESSION ON FORECLOSURE. If an action is brought to foreclose the Mortgage for all or any part of the Obligations, Mortgagee agrees that the Bank shall be entitled to immediate possession of the Property to the extent not prohibited by law, or the court may appoint or place the Property in possession, and Mortgagee hereby consents to such appointment, a receiver to take possession of the Property and to collect and receive rents and profits during foreclosure. Any money so collected shall be used to pay taxes on, provide insurance for, pay costs of record keeping and for any other expenses relating to the Property or the foreclosure proceedings, sale expenses or an authorized by the court. Any sum remaining after such payments will be applied to the Obligations.

20. ASSIGNMENT. Mortgagee shall assign to Bank all or any part of the Property to all or any part of the Property; the phrase "sell or transfer" means the conveyance of any right, title or interest in the Property, whether voluntary or involuntary, by outright sale, deed, installment contract sale, and Property interest; the term "interest" includes, whether legal or equitable, any right, title, interest, lien, claim, encumbrance or proprietary right, choice of action, any of which is superior to the lien created by this Mortgage. This covenant shall run with the Property and shall remain in effect until the Obligations and this Mortgage are fully paid. Bank may impose conditions on such consent to transfer, sale or encumbrance, including, but not limited to, a no interference, an adjustment in the interest rate, a modification in any form of the Note or the payment plan, and an alteration in the prepayment privilege. Lapse of time or the acceptance of payments by Bank after any such transfer shall not be deemed a waiver or approval of Bank's right to accelerate the Note. If Bank exercises such option to accelerate, Bank shall mail, by certified mail or otherwise, Mortgagee notice of acceleration to the address of Mortgagee shown on Bank's records; the notice shall provide for a period of not less than 30 days from the date the notice is mailed within which Mortgagee shall pay the sum declared due. If Mortgagee fails to pay such sum prior to the expiration of such period, Bank may, without further notice or demand on Mortgagee, invoke any remedies permitted on default.

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20. CONDEMNATION. In the event all or any part of the Property (including but not limited to any easement therein) is sought to be taken by private taking or by virtue of the law of eminent domain, Mortgagor will promptly give written notice to Bank of the institution of such proceedings. Mortgagor further agrees to notify Bank of any attempt to purchase or appropriate the Property or any easement therein, by any public authority or by any other person or corporation claiming or having the right of eminent domain or appropriation. Mortgagor further agrees and directs that all condemnation proceeds or purchase money which may be agreed upon or which may be found to be due shall be paid to Bank as a prepayment under the Note. Mortgagor also agrees to notify the Bank of any proceedings instituted for the establishment of any power, water, conservation, ditch, drainage, or other district relating to or binding upon the Property or any part thereof. All awards payable for the taking of title to, or possession of, or damage to all or any portion of the Property by reason of any private taking, condemnation, eminent domain, change of grade, or other proceeding shall, at the option of Bank, be paid to Bank. Such awards or compensation are hereby assigned to Bank, and judgment therefor shall be entered in favor of Bank.

When paid, such awards shall be used, at Bank's option, toward the payment of the Obligations or payment of taxes, assessments, repairs or other liens provided for in the Mortgage, whether due or not, all in such order and manner as Bank may determine. Any amount not so used shall be applied to the Obligations. Such application or release shall not cure or waive any default. In the event Bank deems it necessary to appear or answer in any condemnation action, hearing or proceeding, Mortgagor shall hold Bank harmless from and pay all legal expenses, including but not limited to reasonable attorneys' fees and paralegal fees, court costs and other expenses.

21. OTHER PROCEEDINGS. If any action or proceeding is commenced to which Bank is made or charged to become a party by reason of the execution of the Note, with Mortgage, any loan documents or the extension of any Obligations or in which Bank deems it necessary to appear or answer in order to protect its interests, Mortgagor agrees to pay and to hold Bank harmless for all liabilities, costs and expenses paid or incurred by Bank in such action or proceeding, including but not limited to reasonable attorneys' fees, paralegal fees, court costs and all other damages and expenses.

22. WAIVER BY MORTGAGOR. To the extent not specifically prohibited by law, Mortgagor hereby waives and releases any and all rights and remedies Mortgagor may now have or acquire in the future relating to:

- A. homestead;
- B. exemptions as to the Property;
- C. appraisal;
- D. marshalling of liens and assets; and
- E. status of limitations.

In addition, redemption by Mortgagor after foreclosure is expressly waived to the extent not prohibited by law.

23. PARTIAL FORECLOSURE. In case of default in the payment of the Obligations or in case of payment by Bank of any tax, insurance premium, cost or expense or the filing of any lien, judgment or encumbrance, Bank shall have the right, without deciding the whole indebtedness due and payable, to foreclose on account of such specific default against the Property or any part thereof which may be sold subject to the remaining unpaid balance of the Obligations. This Mortgage shall continue as a lien for such unpaid balance of the Obligations.

24. BANK MAY PAY. If Mortgagor fails to pay when due any of the items it is obligated to pay or fails to perform when obligated to do, Bank may, at its option:

- A. pay, when due, installments of principal, interest or other obligations, in accordance with the terms of any mortgage or assignment of beneficial interest senior to that of Bank's lien interest;
- B. pay, when due, installments of any real estate tax imposed on the property;
- C. pay or perform any other obligations relating to the Property which are in default, at Bank's sole discretion, the interest of Bank in the Property, Mortgagor agrees to indemnify Bank and hold Bank harmless for all the amounts so paid and for Bank's costs and expenses, including reasonable attorneys' fees and paralegal fees. Such payments when made by Bank shall be added to the principal balance of the Obligations and shall bear interest at the rate provided for by the Note as of the date of such payment. Such payments shall be a part of the lien and shall be secured by this Mortgage, having the benefit of the lien and its priority. Mortgagor agrees to pay and to reimburse Bank for all such payments.

25. GENERAL PROVISIONS.

- A. TIME IS OF THE ESSENCE. Time is of the essence in Mortgagor's performance of all duties and obligations imposed by this Mortgage.
- B. NO WAIVER BY BANK. Bank's course of dealing, or Bank's forbearance from, or delay in, the exercise of any of Bank's rights, remedies, privileges or right to insist upon Mortgagor's strict performance of any provisions contained in the Mortgage, or other loan documents, shall not be constituted as a waiver by Bank, unless any such waiver is in writing and is signed by Bank. The acceptance by Bank of any sum in payment or partial payment on the Obligations either the balance is due or is accelerated or after foreclosure proceedings are filed shall not constitute a waiver of Bank's right to require full and complete cure of any existing default for which such actions by Bank were taken or the right to require prompt payment when due of all other remaining sums due under the Obligations. Bank will not waive any lien or other right or remedy not completely cured or any other default, or operate as a defense to any foreclosure proceedings or deprive Bank of any rights, remedies and privileges of Bank under the Note, this Mortgage, other loan documents, the law or equity.
- C. AMENDMENT. The provisions contained in this Mortgage may not be amended, except through a written amendment which is signed by Mortgagor and Bank.
- D. GOVERNING LAW. This Mortgage shall be governed by the laws of the State of ILLINOIS, provided that such laws are not otherwise preempted by federal laws and regulations.
- E. FORUM AND VENUE. In the event of litigation pertaining to this Mortgage, the exclusive forum, venue and place of jurisdiction shall be in the State of Illinois, unless otherwise designated in writing by Bank.
- F. SUCCESSORS. This Mortgage shall inure to the benefit of and bind the heirs, personal representatives, successors and assigns of the parties.
- G. NUMBER AND GENDER. Whichever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
- H. PARAGRAPH HEADINGS. The headings at the beginning of each paragraph, and each sub-paragraph, in this Mortgage are for convenience only and shall not be dispositive in interpreting this Mortgage or any part thereof.
- I. IF HELD UNENFORCEABLE. If any provision of this Mortgage shall be held unenforceable or void, then such provision shall be deemed severable from the remaining provisions and shall in no way affect the enforceability of the remaining provisions nor the validity of this Mortgage.

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and shall bear interest at the rate provided for by this obligation as of the date of the payment and such payments shall be a part of the lien herein provided and shall be secured by that lien.

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This document was prepared by LAKEVIEW BANK, 141 W. Jackson Blvd, Suite 1212, Chicago, Illinois 60604. Please return this document after recording to LAKEVIEW BANK, 141 W. Jackson Blvd, Suite 1212, Chicago, Illinois 60604.

My Commission Expires Jan. 29, 1989

My commission expires:

On the 24th day of October, 1988, I, Charlotte Garmel, a notary public, certify that LORRAINE M. TUN, WIFE OF CHARLES W. TUN, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that (he/she) signed and delivered the instrument as (his/her) free and voluntary act, for the uses and purposes set forth.

NOTARY PUBLIC

[Signature]

STATE OF ILLINOIS
COUNTY OF COOK

My Commission Expires Jan. 29, 1989

My commission expires:

On the 24th day of October, 1988, I, Charlotte Garmel, a notary public, certify that CHARLES W. TUN, HUSBAND OF LORRAINE M. TUN, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that (he/she) signed and delivered the instrument as (his/her) free and voluntary act, for the uses and purposes set forth.

NOTARY PUBLIC

[Signature]

STATE OF ILLINOIS
COUNTY OF COOK

CHARLES W. TUN
LORRAINE M. TUN

MORTGAGOR:

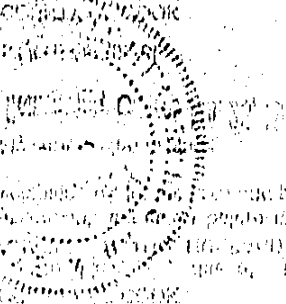
ACKNOWLEDGEMENT. By the signatory(s) below, Mortgagor acknowledges that this Mortgage has been read and agreed to and that a copy of this Mortgage has been received by the Mortgagor.

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COOK COUNTY CLERK



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Property of Cook County Clerk's Office

DEPT-01 RECORDING 10/25/88 12:16:00
43551 4 B. *-88-490994
COOK COUNTY RECORDER

PROPERTY ADDRESS: 3153 S. CANAL ST., CHGO, IL. PIN#: 17-33-107-025-0000

THAT PART LYING NORTH OF THE SOUTH 55.38 FEET OF THE FOLLOWING DESCRIBED TRACT OF LAND, THE WEST 69 FEET OF LOTS 27, 28, AND 29 TAKEN AS A TRACT IN BLOCK 1 IN ALBERT CRANE'S SUBDIVISION OF THE NORTH 1/2 OF BLOCK 5 IN CANAL TRUSTEE'S SUBDIVISION OF SECTION 33, TOWNSHIP 29 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The properties hereinafter described are those properties referred to in the Mortgage as being described in Exhibit "A":

MORTGAGOR:
CHARLES W. TUN
3103 S. CANAL ST.
CHICAGO, IL
Social Security # _____
HUSBAND OF LORRAINE M. TUN
LORRAINE M. TUN
3153 S. CANAL ST.
CHICAGO, IL
Social Security # _____
WIFE OF CHARLES W. TUN
BANK:
LAKESIDE BANK
a 11 ILLINOIS banking corporation
141 W. Jackson Blvd. Suite 1212
Chicago, Illinois 60604
Tax ID # 37-2503514
(as Mon 1980)

This EXHIBIT "A" is referred to in and made a part of that certain Mortgage (Mortgage) dated October 24, 1988, by and between the following parties:

EXHIBIT "A"

Property of Cook County Clerk's Office

RETURN TO: S. J. Bochowski, Bank Chicago, Illinois 60616

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LAKEVIEW BANK

CHICAGO

WILEY & CHARTERIS 1911
CHICAGO ILL
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