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THE COVENANTS, CONDITIONS AND PROVISIONS REFERRED TO ON PAGE I (THE REVERSE SIDE OF THIS MORTGAGE).

3. In addition to the monthly payments of principal and interest payable under the terms of the Note, the Mortgagor agrees to pay to the holder of the Note, when requested by the holder of the Note, such sums as may be specified for the purpose of establishing a reserve for the payment of premiums on policies of insurance and such other hazards as shall be required hereunder covering the mortgaged property, and for the payment of taxes and special assessments according to the property tax bill as estimated by the holder of the Note; such sums as to be held by the holder of the Note without any allowance for interest, for the payment of such premiums, taxes and special assessments provided that such request whether or not complied with shall not be construed to affect the obligations of the Mortgagor to pay such premiums, taxes and special assessments, and to keep the mortgaged property insured against loss or damage by fire or lightning. If, however, payments made hereunder for taxes, special assessments and insurance premiums shall not be sufficient to pay the amounts necessary as they become due, then the Mortgagor shall pay the deficiency amount to make up the deficiency. If amounts collected for the purpose above paid exceed the amount necessary to make such payments such excess shall be credited on subsequent payments for those purposes to be made by Mortgagor.

3. The Mortgagor is entitled to make payments on principal of the Note on any interest payment date upon thirty days notice unless otherwise provided in the Note.

3. The passenger is entitled to make reservations of the tickets in advance, and the passenger will be entitled to cancel the reservation if he does not travel.

4. Mortgagor shall collect a late charge equal to one-tenth (1/10th) of one per cent (1%) on the unpaid balance of the indebtedness hereinafter secured for each aggregate monthly payment of principal, interest, taxes, assessments, insurance premium, or other charges, more than fifteen (15) days in arrears, to cover the extra expense involved in handling all legal proceedings.

3. Mortgagor agrees that Mortgagor may employ counsel for advice or other legal service at the Mortgagor's discretion in connection with any dispute as to the debt hereby created or the title to this instrument, or any litigation in which the Mortgagor may be made a party on account of this lien or which may affect the title to the property securing the indebtedness hereby secured or which may affect said debt or lien and any reasonably attorney's fees so incurred shall be added to and be a part of the debt hereby created. Any costs and expenses reasonably incurred in the defense of this mortgage and sale of the property securing the same and in connection with any other dispute or litigation 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 created. All such amounts shall be payable by the Mortgagor to the Mortgagor on demand; and if not paid shall be included in any decree or judgment as a part of the said mortgage debt and the same shall bear interest at the rate of **five** per cent (**5**%) per annum over prime*

6. In case of default thereon, Mortgagor may, but need not, make any payment or perform any act herein required of Mortgagor in any form and manner deemed expedient, and may, but need not, pay all or partial payments of principal or interest on other encumbrances, if any, and, purchase, discharge, compromise or settle any such other lien or other prior lien or right in any manner or by redeeming from any tax sale or otherwise affecting said instruments or contracts for or of assessments. All monies paid for any of the purposes herein authorized, and all expenses paid or incurred in connection therewith, including attorney's fees, and any other moneys advanced by Mortgagor at its discretion to protect the premises, and all liens hereinafter, shall be an additional indebtedness secured hereby and shall become immediately due and payable without notice and with interest thereon at the rate of Five (5) per cent. \$1 per annum, JOSEPH REED, shall never be considered as a waiver of any right accruing by reason of nonpayment of any debt or taxes on the part of Mortgagor.

7. Mortgagor, obliging, binds hereby, and, and releasing in trust all assessments, may do so according to any bills, statement or evidence presented from the appropriate public office, without liability unto the sum, value or amount of such bills, statement or evidence, less than or equal to the sum, value or amount of the assessment.

properly public office without inquiry into the exact way of such Bill; statement or estimate of the value of any law, instrument, act, or constitution, taken at or before the time of its making.

13. When the Indebtedness hereunder ceases to become due whether by any function or otherwise, Mortgagor shall have the right to pre-charge the title hereof. In case of pre-charge, the Indebtedness hereunder shall become due at once.

11. The proceeds of any foreclosure sale of the premises shall be distributed and applied in the following order of preference: First, on account of all costs and expenses, incident to the foreclosure proceedings, including all such items as are mentioned in the preceding paragraph hereto, second, all other items which under the laws of the county in which the premises are situated, are entitled to priority over the holder of the note with interest thereon; hereinafter provided, all principal and interest remaining unpaid on the Note fourth, any exception to Mortgagor, their heirs, legal representatives or assigns, as their rights may appear.

12. Upon, or at any time after the filing of 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 before or after suit, and without notice, and the receiver may be appointed on such terms and conditions as the Court may determine, and in the same manner as he may be appointed as a receiver of real property. 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 delivery, during the full statutory period of redemption; whether these be redemption as set, as well as during such time as when Mortgagor, excepting the interest of such receiver, would be entitled to collect such rents, issues and profits, and all other powers which may be necessary or are usual in such cases for the protection (including law-suits and appeals), possession, control, management and operation of the premises during the whole of said period. The Court from time to time may, without his consent, apply the net income in his hands in payment in whole or in part off (1) the indebtedness secured by, or evidenced by any decree foreclosing, this Mortgage, or any tax, special assessment or other lien which may be or become superior to the lien hereto or of such decree, provided such application is made prior to the date when the deficiency in case of a sale and delivery,

13. The Mortgagee will not at any time caplet upon, or plead, or in any manner whatsoever claim or take any benefit, advantage or, by stay or injunction or
enjoinment law, any exemption from execution or sale of any part thereof; whereas enacted, now or at any time hereafter, "forfeited, which may affect the
time and covenants or the performance of this Mortgage, nor claim, take, or insist upon any benefit or advantage of any law now or hereafter in force providing for the
valuation or appraisal of, or the pay thereof, prior to any sale or sales thereof which may be made pursuant to any power by him or his, or pursuant to the dec-
rees, judgments, or orders of any court of competent jurisdiction; and the Mortgagee hereby expressly waive all benefit or advantage of any such law, or laws, and covenant
to decline, decline, or impede the execution of, any power hereby granted, or delegated to the Mortgagee, but in neither and permit the exercise of, or give power to, though
such law or laws had been made or enacted. The Mortgagee, for himself or themselves and all who may claim under it or them, waives, to the best of their knowledge,
all right to have the mortgaged property withheld upon any foreclosure action.

14. No action for the enforcement of the Idea or of any provision herein shall be subject to any defense which would not be good and available to the party interposing.

13. In case the members, or any one thereof, shall be taken by commanding, the Massachusetts is hereby authorized to collect and receive all compensation which may

17. If, under the premises, or by any part thereof, there be taken by condemnation, the Mortgagor is entitled to compensation to himself and his heirs all damages to which he may be put by the property taken, or by any part thereof, and the principal amount of the debt and the condemnation compensation so received shall be forthwith applied by the Mortgagor as it, or to the payment of the principal amount of the Indebtedness, or to the repair and restoration of any property so damaged, provided that such sum shall not exceed the amount of the Indebtedness; and shall be delivered to the Mortgagor or their assigns.

16. All credits, loans, issues and profits of the premises are pledged, assigned and transferred to the Mortgagor, whether now due or hereafter to become due, under or by virtue of any lease or agreement for the use or occupancy of said premises, or any part thereof, whether paid lease or agreement is written or verbal, and it is the intention herein to (a) to pledge said rents, issues and profits as a parity with said real estate and not secondary, and such pledge shall not be deemed merged in any future conveyance, and (b) to establish an absolute transfer and assignment in the Mortgagor of all such leases and agreements and all the assets thereunder, together with the right in case of default, either before or after foreclosure, to enter upon and take possession of, manage, maintain, and operate said premises, or any part thereof, for the leases for terms desired advantageous to the Mortgagor, to modify existing or future leases, collect said rents, issues, losses and profits, regardless of when earned, and use such measures, whether legal or equitable, as it may deem proper to enforce collection thereof, employ rental agents or other employees, after or prior to said default, by force, suitings and evictions thereof, when it deems necessary, purchase adequate fire and extended coverage and other forms of insurance as may be deemed necessary, and to do all acts and things which may be necessary to protect the interest of the Mortgagor in the premises, and to do all acts and things which may be necessary to collect the same.

17. It is hereby agreed on the premises and on the income therefrom which lies in trust to the lien of any other indebtedness hereby assumed, and out of the income the reasonable compensation for itself, pay insurance premiums, taxes and assessments, and all expenses of every kind, including attorney's fees, incurred in the exercise of the powers herein given, and from time to time apply any balance of income not in its sole discretion, needed for the above said purposes, less on the exercise of them on the principle of the indebtedness hereby assumed, before or after any decree of foreclosure, and on the deficiency in the proceeds of sale, if any, whether or not a decree in possession therfor is made. Wherever all of the indebtedness so referred to is paid, and the Mortgagor, in its sole discretion feels that there are no substantial uncorrected defaults in the performance of the Mortgagors' covenants herein, the Mortgagor, as substitutee evidence thereon, shall colloquially possess and pay Mortgagors any surplus income in his hands. The possession of Mortgagor may continue until all indebtedness referred herein is paid in full or until the delivery of a record instrument to a decree foreclosing the lien herein, but it so does not, then until the extinction of the security paid down which it may be levied, Mortgagor shall have all powers, if any, which it might have had without this paragraph.

17. 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 loan mortgage), the Mortgagors do not complete the construction of said buildings and improvements in accordance with the plans and specifications approved by Mortgagor, on or before the date due prior to the due date of the first payment of principal, or if work on said construction should cease before completion and the said work should remain uncompleted for a period of thirty days, then and in either event, the entire principal sum of the Note received by this Mortgagor and interest thereon shall at once become due and payable, at the option of Mortgagor, and in the event of abandonment of work upon the construction of the said buildings or improvements for the period of thirty days or thereafter, Mortgagor may, at his option, also enter into and upon the mortgaged premises and complete the construction of the said buildings and improvements money expended by Mortgagor in connection with such completion of construction shall be added to the principal amount of the Note and secured by these premises, and shall be payable by Mortgagor on demand, with interest at the rate of Five per cent .50 per annum. In the event of a default, Mortgagor shall elect to complete construction, Mortgagor shall have full and complete authority to employ workmen to protect the improvements from depreciation in value and to preserve and protect the personal property thereon, to continue, pay and all outstanding contracts for the erection and completion of said building or buildings, to make and cause insurance contracts and obligations whenever necessary, either in his own name or in the name of Mortgagor, and to pay and discharge all debts, obligations and liabilities created thereby.

16. A reconveyance of said premises shall be made by the Mortgagor to the Mortgagee, on full payment of the indebtedness above-mentioned, the performance of the covenants and agreements herein made by the Mortgagor, and the payment of the reasonable costs of said Mortgagage.

19. This Mortgage and all provisions hereof, shall extend to and be binding upon Mortgagors and all persons claiming under or through Mortgagors, and the word "successors" 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 shall have executed the Note or this Mortgage.

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Legal Description attached to and made part of the Second Mortgage dated 4/29/88

Unit Number 1404-2 in the Greenwood Inn Condominium, as delineated on a survey of the following described real estate: Lots 7, 8 and 9 in Block 31, in the Village of Evanston, a subdivision of parts of Section 13, Township 41 North, Range 13, East of the Third Principal Meridian, and Sections 7, 18 and 19, Township 41 North, Range 14, East of the Third Principal Meridian, in the City of Evanston, Cook County, Illinois, which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document Number 26804864, together with its undivided percentage interest in the common elements.

Mortgagor also hereby grants to Mortgagee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium aforesaid.

This mortgage is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

Common Address: 1404 Hinman, Unit 2W, Evanston, Illinois

PERMANENT TAX INDEX NUMBER: 11-18-14-022-1013

E88-185500

DEPT-01 \$13.00
T#4444 TRAN 2197 05/03/88 09:23:00
#9447 # D *--E88-185500
COOK COUNTY RECORDER

88185500



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In general, these regulations are designed to protect all individuals from being exposed to the risks of infection by the hepatitis C virus. These regulations do not apply to medical facilities, laboratories, or other health care settings where the risk of exposure is negligible. However, the following regulations are intended to provide guidance for health care providers in the prevention of transmission of hepatitis C virus through medical procedures, such as blood transfusions, dialysis, and organ transplantation.

Health care providers must take steps to minimize the risk of transmission of hepatitis C virus through medical procedures, such as blood transfusions, dialysis, and organ transplantation. These regulations do not apply to medical facilities, laboratories, or other health care settings where the risk of exposure is negligible.

These regulations are intended to provide guidance for health care providers in the prevention of transmission of hepatitis C virus through medical procedures, such as blood transfusions, dialysis, and organ transplantation.

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09881-235

CD-30-00-01-11 VICTIM REGISTRATION

09881
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REPORT
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REGISTRATION FORM
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