

CAUTION: Consult a lawyer before using or acting under this form.  
All warranties, including merchantability and fitness, are excluded.

COOK COUNTY, ILLINOIS  
FILED FOR RECORD

1988 MAY 18 PM 2:21

88211478

77-661-454 DE  
2/20/88

THIS INDENTURE, Made MAY 17 1988  
between FIRST ILLINOIS BANK OF WILMETTE, not personally, but as Trustee  
under the Provisions of a Deed or Deeds in Trust duly recorded and delivered to said bank  
in pursuance of a Trust Agreement, dated the 15 day of MAY  
1988, and known as Trust Number TWB-0686, herein referred to  
as "Mortgagor" and FIRST ILLINOIS BANK OF WILMETTE

1200 CENTRAL AVENUE WILMETTE IL 60091  
(NO. AND STREET) (CITY) (STATE)

herein referred to as "Trustee," witnesseth That Whereas Mortgagor has concurrently  
through executed and delivered a promissory note, termed "Installment Note," of even  
date herewith, executed by Mortgagor, made payable to TRUSTEE

in and by which note Mortgagor promises to pay out of that portion of the trust estate subject to said trust agreement and hereinafter specifically described  
the principal sum of \*ONE HUNDRED TWENTY FOUR THOUSAND AND NO/100\* \$ \_\_\_\_\_  
and interest from MAY 17, 1988 on the balance of principal remaining from time to time unpaid at the rate of 9.625 per cent  
per annum, in installments as follows: \*\*ONE THOUSAND SIXTY AND 64/100\*\*

Dollars on the 1st day of JULY 1988 and \*\*ONE THOUSAND SIXTY AND 64/100\*\*  
the 1st day of each MONTH thereafter until said note is fully paid, except that the first payment of principal and interest, if not sooner  
paid, shall be due on the 1st day of JUNE 1993; all such payments on account of the indebtedness evidenced by said note to be  
applied first to accrued and unpaid interest on the unpaid principal balance and the remainder to principal; the portion of each of said installments  
constituting principal, to the extent not paid when due, to bear interest after the date for payment thereof, at the rate of CURRENT per cent per annum,  
and all such payments being made payable at 1200 CENTRAL AVE. WILMETTE, ILLINOIS 60091

at each  
other place as the legal holder of the note may, from time to time, in writing appoint, which note further provides that as the election of the legal holder  
thereof and without notice, the principal sum remaining unpaid thereon, together with accrued interest thereon, shall become at once due and payable at  
the place of payment aforesaid, in case default shall occur in the payment, when due, of any installment of principal or interest in accordance with the  
terms thereof; in case default shall occur and continue for three days in the performance of any other agreement contained in this Mortgage (in which  
event election may be made at any time after the expiration of said three days, without notice), and that all parties thereto severally waive presentment  
for payment, notice of dishonor, protest and notice of protest.

NOW THEREFORE, to secure the payment of the said principal sum of money and interest in accordance with the terms, provisions and limitations  
of the above mentioned note and of this Mortgage, and for in consideration of the sum of One Dollar in hand paid, the receipt whereof is hereby  
acknowledged, Mortgagor by these presents grant, remise, release, alien, and convey unto the Trustee, its or his successors and assigns, the following  
described Real Estate situate, lying and being in the CITY OF CHICAGO COUNTY OF COOK AND STATE OF  
ILLINOIS, to wit:

LOT 4 AND THE EAST 1/2 OF LOT 5 IN BLOCK 14 IN THE NATIONAL CITY REALTY COMPANY'S THIRD  
ADDITION TO ROGERS PARK MANOR, A SUBDIVISION OF THE WEST 1/2 OF THE SOUTH EAST 1/2 OF THE  
NORTH EAST 1/2 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL  
MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. 10-36-221-014-0000, Volume 503

COMMONLY KNOWN AS: 2511 WEST COYLE AVENUE CHICAGO, ILLINOIS 60645

12.00

which, with the property hereinafter described, is referred to herein as the "premises."

TOGETHER with all improvements, tenements, easements, and appurtenances thereto heretofore, and all rents, issues and profits thereof for so long  
and during all such times as Mortgagor may be entitled thereto (which rents, issues and profits are collected primarily and on a parity with said real estate  
and not secondarily), and all fixtures, apparatus, equipment or articles now or hereafter therein or thereon used to supply heat, gas, water, light, power,  
refrigeration and air conditioning (whether single units or centrally controlled), and ventilation, including (without restricting the foregoing), screens,  
window shades, awnings, storm doors and windows, floor coverings, inlaid beds, stoves and water heaters, all of the foregoing are declared and agreed to  
be a part of the mortgaged premises whether physically attached thereto or not, and it is agreed that all buildings and additions and all similar or other  
apparatus, equipment or articles hereafter placed in the premises by Mortgagor or its successors or assigns shall be part of the mortgaged premises.

TO HAVE AND TO HOLD the premises unto the said Trustee, its successors and assigns, forever, for the purposes, and upon the uses and trusts  
herein set forth.

This Mortgage consists of two pages. The covenants, conditions and provisions appearing on page 24 (the reverse side of this Mortgage) are incorporated  
herein by reference and hereby are made a part hereof the same as though they were here set out in full and shall be binding on Mortgagor, its successors  
and assigns.

IN WITNESS WHEREOF, Mortgagor, not personally but as Trustee as aforesaid, has caused these presents to be signed and sealed by its duly  
authorized officers the day and year first above written.

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

By: [Signature]  
Vice-President/Assistant Vice-President/Trust Officer

ATTEST: [Signature]  
Vice-President/Assistant Vice-President/Trust Officer

88211478

State of Illinois, County of COOK ss. I, the undersigned, a Notary Public in and for said County

in the State aforesaid, DO HEREBY CERTIFY that the persons whose names are subscribed to the foregoing instrument are  
personally known to me to be duly authorized officers of FIRST ILLINOIS BANK OF WILMETTE and that they appeared  
before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as duly authorized  
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 as 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 official seal, this 17 day of MAY 1988

Commission expires MY COMMISSION EXPIRES MAY 9, 1989 [Signature] Notary Public

This instrument was prepared by LAURA A. FLATLEY @ FIRST ILLINOIS BANK OF WILMETTE

Mail this instrument to FIRST ILLINOIS BANK OF WILMETTE 1200 CENTRAL AVE  
WILMETTE, IL 60091

(CITY) (STATE) (ZIP CODE)

OR RECORDERS OFFICE BOX NO. BOX 333 - GG

UNOFFICIAL COPY

THE FOLLOWING ARE THE COVENANTS, CONDITIONS AND PROVISIONS REFERRED TO ON PAGE 1 (THE REVERSE SIDE OF THIS MORTGAGE) AND WHICH FORM A PART OF THE MORTGAGE WHICH THERE BEGINS:

1. Mortgagor shall (1) keep said premises in good condition and repair, without waste; (2) promptly repair, restore, or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or be destroyed; (3) keep said premises free from mechanic's liens or liens in favor of the United States or other liens or claims for lien not expressly subordinated to the lien hereof; (4) pay when due any indebtedness which may be secured by a lien or charge on the premises superior to the lien hereof, and upon request exhibit satisfactory evidence of the discharge of such prior lien to Trustee or to holders of the note; (5) complete within a reasonable time any building or buildings now or at any time in process of erection upon said premises; (6) comply with all requirements of law or municipal ordinances with respect to the premises and the use thereof; (7) make no material alterations in said premises except as required by law or municipal ordinance or as previously consented to in writing by the Trustee or holders of the note.
2. Mortgagor shall pay before any penalty attaches all general taxes, and shall pay special taxes, special assessments, water charges, sewer service charges, and other charges against the premises when due, and shall, upon written request, furnish to Trustee or to holders of the note the original or duplicate receipts therefor. To prevent default hereunder Mortgagor shall pay in full under protest, in the manner provided by statute, any tax or assessment which Mortgagor may desire to contest.
3. Mortgagor 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 the same or to pay in full the indebtedness secured hereby, all in companies satisfactory to the holders of the note, under insurance policies payable, in case of loss or damage, to Trustee for the benefit of the holders of the note, 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 holders of the note, and in case of insurance about to expire, shall deliver renewal policies not less than ten days prior to the respective days of expiration.
4. In case of default therein, Trustee or the holders of the note may, but need not, make any payment or perform any act hereinbefore required of Mortgagor in any form and manner deemed expedient, and may, but need not, make full or partial payments of principal or interest on prior encumbrances, if any, and purchase, discharge, compromise or settle any tax lien or other prior lien or title or claim thereof, or redeem from any tax sale or forfeiture affecting said premises or contest any tax or assessment. All moneys paid for any of the purposes herein authorized and all expenses paid or incurred in connection therewith, including reasonable attorneys' fees, and any other moneys advanced by Trustee or the holders of the note to protect the mortgaged premises and the lien hereof, plus reasonable compensation to Trustee for each matter concerning which action herein authorized may be taken, shall be so much additional indebtedness secured hereby and shall become immediately due and payable without notice and with interest thereon at the rate of \_\_\_\_\_ per cent per annum. Inaction of Trustee or holders of the note shall never be considered as a waiver of any right accruing to them on account of any default hereunder on the part of Mortgagor.
5. The Trustee or the holders of the note hereby secured making any payment hereby 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, forfeiture, tax lien or title or claim thereof.
6. At the election of the holders of the note, and without notice to Mortgagor, all unpaid indebtedness secured by this Mortgage shall, notwithstanding anything in the note or in this Mortgage to the contrary, become due and payable when default shall occur in payment of principal or interest, or in case default shall occur and continue for three days in the performance of any other agreement of the Mortgagor herein contained.
7. When the indebtedness hereby secured shall become due whether by the terms of the note described on page one or by acceleration or otherwise, holders of the note or Trustee shall have the right to foreclose the lien hereof and also shall have all other rights provided by the laws of Illinois for the enforcement of a mortgage debt. 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 Trustee or holders of the note for attorney's fees, Trustee's fees, appraiser's fees, outlays for documentary and expert evidence, stenographers' charges, publication costs and costs (which may be estimated as to items to be expended after entry of the decree) of procuring all such abstracts of title, title searches and examinations, guarantee policies, Torrens certificates, and similar data and assurances with respect to title as Trustee or holders of the note may deem to be reasonably necessary either to prosecute such suit or to evidence to bidders at any sale which may be had pursuant to such decree the true condition of the title to or the value of the premises. In addition, 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 rate of \_\_\_\_\_ per cent per annum, when paid or incurred by Trustee or holders of the note in connection with (a) any action, suit or proceeding, including but not limited to probate and bankruptcy proceedings, to which either of them shall be a party, either as plaintiff, claimant or defendant, by reason of this Mortgage or any indebtedness hereby secured; or (b) preparations for the commencement of any suit for the foreclosure hereof after actual or such right to foreclose whether or not actually commenced; or (c) preparations for the defense of any threatened suit or proceeding which might affect the premises or the security hereof, whether or not actually commenced.
8. 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 additional to that evidenced by the note hereby secured, with interest thereon as herein provided; third, all principal and interest remaining unpaid; fourth, any overplus to Mortgagor, its legal representatives or assigns as their rights may appear.
9. 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, without regard to the solvency or insolvency of Mortgagor at the time of application for such receiver and without regard to the then value of the premises or whether the same shall be then occupied as a homestead or not and the Trustee hereunder 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 deficiency, during the full statutory period for redemption, whether there be redemption or not as well as during any further times when Mortgagor, except for the intervention 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, possession, control, management and operation of the premises during the whole of said period. The Court from time to time may authorize the receiver to apply the net income in his hands in payment in 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 sale; (2) the deficiency in case of a sale and deficiency.
10. Mortgagor hereby waives any and all rights of redemption from sale under any order or decree of foreclosure of this Mortgage, on behalf of Mortgagor, the trust estate and all persons beneficially interested therein, and each and every person except decree or judgment creditors of Mortgagor in its representative capacity and of the trust estate, acquiring any interest in or title to the premises subsequent to the date of this Mortgage.
11. Trustee or the holders of the note shall have the right to inspect the premises at all reasonable times and access thereto shall be permitted for that purpose.
12. Trustee has no duty to examine the title, location, existence, or condition of the premises, nor shall Trustee be obligated to record this Mortgage or to exercise any power herein given unless expressly obligated by the terms hereof, nor be liable for any acts or omissions hereunder, except in case of its own gross negligence or misconduct or that of the agents or employees of Trustee, and it may require indemnities satisfactory to it before exercising any power herein given.
13. Trustee shall release this Mortgage and the lien thereof by proper instrument upon presentation of satisfactory evidence that all indebtedness secured by this Mortgage has been fully paid; and Trustee may execute and deliver a release hereof to and at the request of any person who shall either before or after maturity thereof, produce and exhibit to Trustee the note, representing that all indebtedness hereby secured has been paid, which representation Trustee may accept as true without inquiry. Where a release is requested of a successor trustee, such successor trustee may accept as the genuine note herein described any note which bears a certificate of identification purporting to be executed by a prior Trustee hereunder or which conforms in substance with the description herein contained of the note and which purports to be executed by the persons herein designated as the makers thereof; and where the release is requested of the original trustee and it has never executed a certificate on any instrument identifying same as the note described herein, it may accept as the genuine note herein described any note which may be presented and which conforms in substance with the description herein contained of the note and which purports to be executed by the persons herein designated as makers thereof.
14. Trustee may resign by instrument in writing filed in the office of the Recorder or Registrar of Titles in which this instrument shall have been recorded or filed. In case of the death, resignation, inability or refusal to act of Trustee, \_\_\_\_\_ shall be first Successor in Trust and in the event of his or its death, resignation, inability or refusal to act, the then Recorder of Deeds of the county in which the premises are situated shall be second Successor in Trust. Any Successor in Trust hereunder shall have the identical title, powers and authority as are herein given Trustee, and any Trustee or successor shall be entitled to reasonable compensation for all acts performed hereunder.
15. This Mortgage and all provisions hereof, shall extend to and be binding upon Mortgagor and all persons claiming under or through Mortgagor, and the word "Mortgagor" when used herein shall include all such persons and all persons at any time liable for the payment of the indebtedness or any part thereof, whether or not such persons shall have executed the note, or this Mortgage.
16. THIS MORTGAGE is executed by the First Illinois Bank of Wilmette, 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 it is expressly understood and agreed that nothing herein or in said Note contained shall be construed as creating any liability on First Illinois Bank of Wilmette personally to pay the said Note or any interest that may accrue thereon, or any indebtedness accruing hereunder, or to perform any covenants either express or implied herein contained, all such liability, if any, being expressly waived for the Trustee only by every person now or hereafter claiming any right or security hereunder, and that 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, or to 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 any guarantor, co-signer or endorser.

IMPORTANT  
FOR THE PROTECTION OF BOTH THE BORROWER AND  
LENDER, THE NOTE SECURED BY THIS MORTGAGE  
SHOULD BE IDENTIFIED BY THE TRUSTEE, BEFORE  
THE MORTGAGE IS FILED FOR RECORD.

The Note mentioned in the within Mortgage has been identified herewith  
under Identification No. 5200

FIRST ILLINOIS BANK OF WILMETTE  
Trustee