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Loan No. 214803950

1988 JUL 29 AM 10:21

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MORTGAGE

THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INSTRUMENT made July 28, 1988, between Maria Isabel Torres, MARRIED TO FLAVIO CABALLERO

(herein referred to as "Mortgagors,") and GLADSTONE-NORWOOD TRUST & SAVINGS BANK, a banking corporation organized under the laws of the State of Illinois, doing business in Chicago, Illinois, (herein referred to as "Mortgagee.") WITNESSETH THAT WHEREAS Mortgagors are justly indebted to Mortgagee in the sum of One Hundred Thousand and No/100 Dollars (\$ 100,000.00) evidenced by a certain Promissory Note of even date herewith executed by Mortgagors, payable to the order of the Mortgagee and delivered, by which Note Mortgagors promise to pay said principal sum and interest on the balance of principal remaining from time to time unpaid at the rate of ten & three quarters per cent (10.75%) per annum prior to maturity, at the office of Mortgagee in Chicago, Illinois, in 60 successive monthly installments commencing September 1, 1988, and on the same date of each month thereafter, all except the last of said installments to be in the amount of \$ 2,161.80 P&I each, and said last installment to be the entire unpaid balance of said sum, together with interest on the principal of each installment under the original maturity date thereof at 11 & three quarters per annum; together with all costs of collection, including reasonable attorneys' fees, upon default, (hereinafter referred to as the "Note").

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NOW, THEREFORE the Mortgagors, to secure the payment of said Note in accordance with its terms and the terms, provisions and limitations of this Mortgage, and all extensions and renewals thereof, and for the further purpose of securing the payment of any and all obligations, indebtedness and liabilities of any and every kind now or hereafter owing and to become due from the Mortgagors or any of them to the Mortgagee or to the holder of said Note or to the Assignee of the Mortgagee during the term of this mortgage, howsoever created, incurred, evidenced, acquired or arising, whether under the Note or this mortgage or under any other instrument, obligation, contract or agreement of any and every kind now or hereafter existing or entered into between the Mortgagors or any of them and the Mortgagee or otherwise and whether direct, indirect, primary, secondary, tax or contingent, together with interest and charges as provided in said Note and in any other agreements made by and between the parties herein, and including all present and future indebtedness incurred or arising by reason of the guarantee to Mortgagee by Mortgagors or any of them of present or future indebtedness or obligations of third parties to Mortgagee, and of present and future indebtedness originally owing by Mortgagors or any of them to third parties, and assigned by said third parties to Mortgagee, and any and all renewals or extensions of any of the foregoing, and the performance of the covenants and agreements herein contained, by the Mortgagors to be performed, and also in consideration of One Dollar in hand paid, the receipt whereof is hereby acknowledged, do by these presents Mortgage and Warrant to the Mortgagee, its successors and assigns, the following described Real Estate in the County of Cook and State of Illinois, to-wit:

Units 4217-1A, 4217-1B, 4217-2A, 4217-2B, 4217-3A, 4217-3B, in Arlington Grove Condominium, as delineated on a survey of the following described real estate:
Part of the North 1/2 of Section 1, Township 42 North, Range 10, East of the Third Principal Meridian, which survey is attached as Exhibit "A" to the declaration of condominium recorded as document 25364419, together with their undivided percentage interests in the common elements, in Cook County, Illinois.

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THIS IS NOT HOMESTEAD PROPERTY

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which, with the property hereinafter described, is referred to herein as the "Premises"; TOGETHER with all improvements, tenements, easements, fixtures and appurtenances thereto in any way connected therewith, and all rights therein, and all claims, demands or suits of any kind now or hereafter owing and to become due from the Mortgagors or any of them to the Mortgagee or to the holder of said Note or to the Assignee of the Mortgagee during the term of this mortgage, howsoever created, incurred, evidenced, acquired or arising, whether under the Note or this mortgage or under any other instrument, obligation, contract or agreement of any and every kind now or hereafter existing or entered into between the Mortgagors or any of them and the Mortgagee or otherwise and whether direct, indirect, primary, secondary, tax or contingent, together with interest and charges as provided in said Note and in any other agreements made by and between the parties herein, and including all present and future indebtedness incurred or arising by reason of the guarantee to Mortgagee by Mortgagors or any of them of present or future indebtedness or obligations of third parties to Mortgagee, and of present and future indebtedness originally owing by Mortgagors or any of them to third parties, and assigned by said third parties to Mortgagee, and any and all renewals or extensions of any of the foregoing, and the performance of the covenants and agreements herein contained, by the Mortgagors to be performed, and also in consideration of One Dollar in hand paid, the receipt whereof is hereby acknowledged, do by these presents Mortgage and Warrant to the Mortgagee, its successors and assigns, the following described Real Estate in the County of Cook and State of Illinois, to-wit:

This Mortgage consists of two pages. The covenants, conditions and provisions of page 2 (the reverse side hereof) among other things, require Mortgagors to keep the premises in repair, insured and free of liens, and to pay and discharge prior liens and taxes, provide that if not paid by Mortgagors, the costs of such repairs, insurance, prior liens and taxes paid by Mortgagee constitute additional indebtedness secured hereby, provide for tax and insurance purposes, for acceleration of maturity of the Note and foreclosure hereof in case of default and for the allowance of Mortgagee's attorney fees and expenses of foreclosure, and are incorporated herein by reference, are a part hereof, and shall be enforceable by Mortgagee and those claiming through them.

In the event Mortgagors sell or convey the premises, or if the title thereto or any interest therein shall become vested in any manner whatsoever in any other person or persons other than Mortgagors, Mortgagors shall have the obligation of declaring immediately due and payable all unpaid installments on the Note and enforcing the provisions of the Mortgage with respect thereto unless prior to such sale or conveyance Mortgagee shall have consented thereto in writing, and the prospective purchasers or grantees shall have executed a written agreement in form satisfactory to the Mortgagee assuming and agreeing to be bound by the terms and conditions of said Note and this Mortgage.

Signed and readed, by the Mortgagors, the date first above written.

Maria Isabel Torres (SEAL) _____ (SEAL) _____
Maria Isabel Torres

STATE OF ILLINOIS, Cook County, Illinois, I, Ziva Grunfeld, Notary Public,
COUNTY OF Cook do hereby certify that Maria Isabel Torres is the same person who personally known to me to be the same person who executed the foregoing Instrument, appeared before me this day in person and acknowledged that she signed, read and knew the contents of the same, and voluntarily did, for the uses and purposes therein set forth, including the release and waiver of all rights in her any homestead exemption in the above laws.

GIVEN under my hand and Notarial Seal this 28 day of July, A.D. 1988.

This document prepared by Marybeth Bauer
GLADSTONE-NORWOOD TRUST & SAVINGS BANK, CHGO., ILL.
NAME Gladstone Norwood Trust & Savings Bank
STREET 5200 N. Central
CITY Chicago, Illinois 60630
RECORDERS OFFICE BOX NO. 34

OFFICIAL SEAL
Ziva Grunfeld
Notary Public
My Notary Public, State of Illinois, expires November 30, 1991
4217 Jennifer Lane
Arlington Heights, Illinois 60004

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THE COVENANTS, CONDITIONS AND PROVISIONS REFERRED TO ON PAGE 1 (THE REVERSE SIDE OF THIS MORTGAGE)

1. Mortgagor covenant and agree to pay said indebtedness and the interest thereon as hereinafter provided... 2. In addition to the monthly payments of principal and interest payable under the terms of the Note... 3. The privilege is granted to make prepayments of principal of the Note... 4. Mortgages shall be subject to a lien charge equal to the amount of the Note... 5. Mortgagor agrees that Mortgagee may employ counsel for advice... 6. In case of default the Mortgagee may, but need not, make any payment... 7. Mortgagor making any payment hereby authorizes... 8. At the option of the Mortgagee and without notice to Mortgagor... 9. In the event that Mortgagor is either of them... 10. Upon the indebtedness hereby secured... 11. The proceeds of any loan made... 12. Upon, or at any time after the filing of suit... 13. The Mortgagors will not at any time... 14. No action for the enforcement of the Note... 15. In case the premises, or any part thereof... 16. All assets, debts, claims and profits of the premises... 17. In the event the buildings and improvements... 18. A reconveyance of said premises shall be made... 19. This Mortgage and all provisions hereof...

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