

**UNOFFICIAL COPY**

89427424

MORTGAGE BOX 260

THIS INDENTURE WITNESSETH: That the undersigned MARIA LESCHUK as Trustee under a Trust Agreement dated August 14, 1987, known as the Maria Leschuk Trust

, 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 8/14/87  
\_\_\_\_\_, and known as trust number \_\_\_\_\_, hereinafter referred to as the Mortgagor, does hereby Mortgage and Warrant to

1ST SECURITY FEDERAL SAVINGS BANK  
936 N Western Av Chicago, IL 60622

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

Lots 25 and 26 in Block 3 in Edward F. Kennedy's Resubdivision of  
the East half of the Southeast quarter of Section 28, Township 40  
North, Range 13, East of the Third Principal Meridian, in Cook County,  
Illinois.

PIN # 13 28 406 071 and  
13 28 406 020

DEPT-01 RECORDING \$14.00  
T#0008 TRAN 0015 09/12/89 14:34:00  
#0004 # \*-89-427444  
COOK COUNTY RECORDER

TOGETHER with all buildings, improvements, fixtures or appurtenances now or hereafter erected thereon, including all apparatus, equipment, fixtures, or articles, whether in single units or centrally controlled, used to supply heat, gas, air conditioning, water, light, power, refrigeration, ventilation or otherwise and any other thing now or hereafter thereon or thereon the furnishing of which by lessors to lessees is customary or appropriate, including screens, venetian blinds, window shades, storm doors and windows, floor coverings, screen doors, in-a-door beds, awnings, stoves and water heaters (all of which are declared to be a part of said real estate whether physically attached thereto or not); and also together with all easements and the rents, issues and profits of said premises which are hereby pledged, assigned, transferred and set over unto the Mortgagee, whether now due or hereafter to become due under or by virtue of any lease or agreement for the use or occupancy of said property, or any part thereof, whether said lease or agreement is written or verbal and whether it is now or may be hereafter existing or which may be made by the Mortgagee under the power herein granted to it; it being the intention hereof (a) to pledge said rents, issues and profits on a parity with said real estate and not secondarily and such pledge shall not be deemed merged in any foreclosure decree, and (b) to establish an absolute transfer and assignment to the Mortgagee of all such leases and agreements and all the avails thereunder, together with the right in case of default, either before or after foreclosure sale, to enter upon and take exclusive possession of, manage, maintain and operate said premises, or any part thereof, make leases for terms deemed advantageous to it, terminate or modify existing or future leases, collect said avails, rents, issues and profits regardless of when earned and use such measures whether legal or equitable as it may deem proper to enforce collection therefor, employ renting agencies or other employees, alter or repair said premises, buy furnishings and equipment therefor when it deems necessary, purchase all kinds of insurance, and in general exercise all powers ordinarily incident to absolute ownership, advance or borrow money necessary for any purpose herein stated to secure which a lien is hereby created on the mortgaged premises and on the income therefrom which lien is prior to the lien of any other indebtedness hereby secured, and out of the income retain reasonable compensation for itself, pay insurance premiums, taxes and assessments, and all expenses of every kind, including attorneys' 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 aforesaid purposes, first on the interest and then on the principal of the indebtedness hereby secured, before or after any decree of foreclosure, and on the deficiency in the proceeds of sale, if any, whether there be a decree in personam therefor or not. Whenever all of the indebtedness secured hereby is paid, and the Mortgagee, in its sole discretion, feels there is no substantial uncorrected default in performance of the Mortgagor's agreements herein, the Mortgagee, on satisfactory evidence thereof, shall relinquish possession and pay to Mortgagor any surplus income in its hands. The possession of Mortgagee may continue until all indebtedness secured hereby is paid in full or until the delivery of a Master's Deed or Special Commissioner's Deed pursuant to a decree foreclosing the lien hereof, but if no deed be issued then until the expiration of the statutory period during which it may be issued. Mortgagee shall, however, have the discretionary power at any time to refuse to take or to abandon possession of said premises without affecting the lien hereof. Mortgagee shall have all powers, if any, which it might have had without this paragraph. No suit shall be sustainable against Mortgagee based upon acts or omissions relating to the subject matter of this paragraph unless commenced within sixty days after Mortgagee's possession ceases.

TO HAVE AND TO HOLD the said property with said buildings, improvements, fixtures, appurtenances, apparatus and equipment unto said Mortgagor forever, for the uses herein set forth, free from all rights and benefits under the Homestead Exemption Laws of the State of Illinois, which said rights and benefits said Mortgagor does hereby release and waive.

TO SECURE the payment of a certain indebtedness from the Mortgagor to the Mortgagee evidenced by a note made by the Mortgagor in favor of the Mortgagee, bearing even date herewith, in the sum of .....

ONE HUNDRED FIFTY ONE THOUSAND FIVE HUNDRED and 00/100 Dollars (\$151,500.00), which note together with interest thereon as provided by said note, is payable in monthly installments of ONE THOUSAND THREE HUNDRED FIFTY SEVEN and 60/100 DOLLARS (\$1,357.60).

on the 1ST day of each month, commencing with SEPTEMBER 1, 1989 until the entire sum is paid.

FEDERAL SAVINGS BANK  
882-36 N. WESTERN AVENUE  
CHICAGO, ILLINOIS 60622

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To secure performance of the other agreements in said note, which are hereby incorporated herein and made a part hereof, and which provide, among other things, for an additional monthly payment of one-twelfth (1/12th) of the estimated annual taxes, assessments, insurance premiums and other charges upon the mortgaged premises. And to secure possible future advances as hereinafter provided and to secure the performance of the Mortgagor's covenants herein contained.

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(3) That in case the Mortgagor fails to pay the principal amount or the interest or any other sum due under the Mortgage, without notice to the Mortgagor, any party interested in the property becomes a successor in interest with the same rights as the Mortgagor.

(2) That it is the intent hereof to secure payment of said note whether the entire amount shall have been advanced to the Mortgagor at the date hereof or at a later date, or having been advanced shall have been repaid in part and further under Section A(2) above, or for either purpose;

**B. THE MORTGAGE FURTHER COVENANTS:**

(9) That it the Mortgagor shall procure contracts of insurance upon his life and disability insurance for loss of time by accident or sickness, or else such contracts, making the Mortgagor asseured, the Mortgagor may pay the premiums for such insurance and said payments to the principal indebtedness secured by this mortgage, to be repaid in the same manner and without charge amount of the monthly payments, unless such change is by mutual consent.

(8) Not to suffer or permit, without the written permission of the Mortgagor being first had and obtained, (a) Any use of the property for any purpose other than for which it is now used, (b) Any alterations, additions, removals, demolition, or sale of any improvements, apparatuses, fixtures, or equipment now or hereafter upon or in the premises, (c) a purchase of any conditional sales, (d) Any improvement under which title is reserved in the vendor, or any appurteatus, fixtures or equipment to be placed in or upon any buildings or improvements on said property.

(7) To comply with all requirements of law with respect to the mortgaged premises and the use thereof;

(6) Right to sue for damages for unlawful use of or any nuisance to exist on said property nor to diminish nor impair its value by any act or omission to act.

(6) To keep solid premises in good condition and repair, without waste, and free from any mechanic's, or other lien or claim against the same for labor, materials, or services rendered to the same.

(4) To promptly repair, restore or rebuild any buildings or improvements now or hereafter on the premises which upon said premises;

from making all monthly payments until the indebtedness is paid in full.

the Motorgagee of such, upon his signature to the instrument, all receds of title of the Mortgagor, and the instrument is delivered to the Motorgagee.

The more Motor Strength is authorized to act, the greater will be its effect and the more it will compromise its主人's Deter-  
rence. In the case of a compromise, all claims made under such  
a settlement will be denied.

The Mortgagee and shall obtain a clause whereby to the Mortgagee as its interest in the property may be added and in case of foreclosure sale owner of title shall be liable to the Mortgagee for all expenses of sale.

be satisfied with the case of redemption, until indebtedness is fully paid off.

to pay in full the indebtedness comprised of money due to him by the debtor in such sum as he may demand.

highways, windstorms now commonly cause damage to other hazards, increasing the potential for multiple disasters to be triggered by a single event.

(2) To keep the improvements from being pushed aside by the more immediate problems of this regular maintenance.

With the exception of double-precision numbers, all other terms extended by the *double* keyword are converted to floating-point numbers.

severer, errective charges and other taxes and charges against partial or total leases and payments made by lessee.

A THE MORTGAGE COVENANTS.

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#### A. THE MORTGAGE COVENANTS:

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Torrens certificates and similar data and assurances with respect to title as Mortgagee may reasonably deem necessary either to prosecute such suit or to evidence to bidders at any sale held pursuant to such decree the true title to or value of said premises; all of which aforesaid amounts together with interest as herein provided shall be immediately due and payable by the Mortgagor in connection with (a) any proceeding, including probate or bankruptcy proceedings to which either party hereto shall be a party by reason of this mortgage or the note hereby secured; or (b) preparations for the commencement of any suit for the foreclosure hereof after the accrual of the right to foreclose, whether or not actually commenced; or (c) preparations for the defense of or intervention in any suit or proceeding or any threatened or contemplated suit or proceeding, which might affect the premises or the security hereof. In the event of a foreclosure sale of said premises there shall first be paid out of the proceeds thereof all of the aforesaid items, then the entire indebtedness, whether due and payable by the terms hereof or not and the interest due thereon up to the time of such sale, and the overplus, if any, shall be paid to the Mortgagor, and the purchaser shall not be obliged to see to the application of the purchase money.

(6) 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 the Mortgagee to require or to enforce performance of the same or any other of said covenants; that wherever the context hereof requires, the masculine gender, as used herein, shall include the feminine, 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.

(7) This mortgage is executed by MARIA LESCHUK as Trustee under Trust Agreement dated August 14, 1987 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 MARIA LESCHUK, as Trustee under Trust Agreement dated August 14, 1987 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 MARIA LESCHUK, as Trustee under Trust Agreement, 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 MARIA LESCHUK, as Trustee under Trust Agreement dated August 14, 1987 either individually or as Trustee aforesaid, or its successors, personally are concerned, the legal holder or holder 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, if any.

Upon the sale or transfer of the mortgage property or an assignment of beneficial interest in said property without written consent of the mortgagee, the mortgagee is authorized to declare without notice all sums secured hereby immediately due and payable

IN WITNESS WHEREOF,

Maria Leschuk

not personally but as Trustee as aforesaid, has caused these presents to be signed by its \_\_\_\_\_ President, and  
its corporate seal to be affixed thereto and witnessed by its \_\_\_\_\_ Secretary, this \_\_\_\_ 10th day of  
August, A. D. 19 89.

ATTEST:

*Maria Leschuk*  
As Trustee as aforesaid and not personally

By \_\_\_\_\_

President

Secretary

89427444

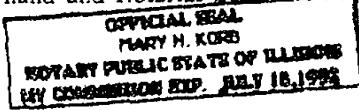
STATE OF ILLINOIS

COUNTY OF Cook

} SS.

I, Mary H. Korb, a Notary Public, in and for said County, in the state aforesaid, DO HEREBY CERTIFY, THAT Maria Leschuk, as Trustee, President, and Secretary, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of Maria Leschuk, as Trustee as aforesaid for the uses and purposes therein set forth; Seal to said instrument, as President and Secretary, as trusted as aforesaid, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 10th day of August, A. D. 19 89.



*Mary H. Korb*  
Notary Public

My commission expires

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**MORTGAGE**

Box

to

1ST SECURITY BANK  
FEDERAL SAVINGS BANK  
8230 N. WESTERN AVENUE  
CHICAGO, IL 60622

Loan No.

1-152-8

PROBLEMS