

The Faculty of Social Work at Ryerson University | 89

TERESA H. RUTKOWSKI, a spinster

Whence it follows that the *Red Sea* is the *Red Sea*, and the *Red Sea* is the *Red Sea*.

SEPTEMBER 8

13,000,00 upon payment of all amounts under the Agreement will take the forty (40) days following payment of principal due and interest due, to demand payment of such amount(s) in full. Such amount(s) will be paid by the Company to the Agent, and the amounts so received by the Agent shall be referred to as "Interest Due". Information regarding the Company's payment of interest due to the Agent will be furnished to the Agent by the Company from time to time, prior to the Agent's payment of such interest to the Agent.

To Secure the payment of the amount due under the Agreement, with interest thereon, the payment of all other sums due thereunder, advanced or to be advanced hereunder to protect the security of this Mortgage and the performance of the covenants and agreements of Borrower contained in this and the Agreement, Lender does hereby trust, claim and cause to enter into the following deeds of trust over the property located in the

County of Cook State of Illinois.

LOT 3 IN BLOCK 3 IN MC GABE AND SONS PARK RIDGE CREST BEING A SUBDIVISION

OF LOT 3 IN DIVISION OF 42 ACRES OF LAND THE WEST LINE DRAWN PARALLEL WITH
EAST LINE THEREOF AND BEING ALL OF LOT 1 IN ASSRS DIVISION OF NORTH WEST
1/4 OF SECTION 1 AND THE EAST PART OF LOT 2 IN ASSRS DIVISION OF NORTH
EAST 1/4 OF SECTION 2, TOWNSHIP 40 NORTH, ACCORDING TO THE PLAT THEREOF
RECORDED FEBRUARY 15, 1928 AS DOCUMENT 9927835 IN COOK COUNTY, ILLINOIS.

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which has the address of 1508 S. Ashland, Park Ridge, Illinois 60068

Together with all the improvements, new or hereafter erected on the property, and all experiments, except the improvements, timber, royalties, remnant oil and gas rights, and royalties, water, water rights, and water stock, and all fixtures, new or here after erected on the property, all of which shall include replacements and additions thereto, shall be deemed to be and remain a part of the property described by this Agreement, and all of the foregoing, together with said property, go to the credit of the lessee.

Comments (Comments and Notes) can be entered directly as follows:

t. Payment of Principal and Interest. Borrower shall promptly pay when due the principal and interest on the loans made pursuant to the Agreement, together with any fees and charges as provided in the Agreement.

2. Application of Payments. Under applicable law provides otherwise, all payments received by Lender under the Agreement and on paragraph 3 hereto, shall be applied by Lender first in payment of any advances made by Lender pursuant to this Mortgage, then to interest, fees and charges payable thereon and, thereafter, to principal, in each case, in such amounts as Lender may determine.

3. Charges; Liens. Borrower shall pay or cause to be paid all taxes, assessments, costs of home changes, leases, and impositions attributable to the Property which may attain a priority over this Mortgage, and household payments, ground rents, etc., including all payments due under any mortgage disclosed by the title insurance policy insuring Lender's interest in the Property. Borrower shall upon request of Lender, promptly furnish to Lender receipts evidencing such payment. Borrower shall promptly discharge any lien which has priority over this Mortgage, except for the lien of any mortgage disclosed by the title insurance policy insuring Lender's interest in the Property, provided that Borrower shall not be responsible for any such lien so long as Borrower shall agree in writing to the payment of the obligation secured by such lien in a manner acceptable to Lender, shall in good faith contest such lien by, or ordered enforcement of such lien in legal proceedings, which operate to prevent the enforcement of the lien or the alienation of the Property, or any part thereof.

4. Hazard Insurance. Borrower shall keep the improvements, now or aining or hereafter made to the property insured against loss by fire, hazards included with the term "extended coverage," and such other hazards as Lender may require after initial placement, and for such periods as Lender may require, provided it is otherwise not required that the amount of such coverage exceed that amount of coverage required to pay the amounts secured by this Mortgage and any other mortgage on the Property.

The insurance carrier providing the reinsurance shall be chosen by Borrower subject to approval by Lender prior to such time as such approval shall not be unreasonably withheld. All premiums on insurance policies shall be paid in a timely manner.

All information provided and renewals thereof shall be in writing and shall include a statement that the policy is in force and in form acceptable to Kentucky. Upon request of Lender, however, shall promptly furnish to Lender all renewals received and all copies of the original policy. Lender may make a copy of the original policy available by Kentucky.

Lender and Borrower otherwise agree, during, insurance proceeds shall be applied to the repair or replacement of Property damaged, provided that restoration or repair is economically feasible and the security of the Mortgage is not thereby impaired. If such repair or replacement is economically feasible and the security of the Mortgage would be impaired, the insurance proceeds shall be applied to the sum secured by this Mortgage, with the remainder, if any, paid to Borrower. If the Property is abandoned by Borrower, or if Borrower fails to respond to Lender within 30 days from the date hereof, or if any of the foregoing occurs, Lender may, at its option, either to repossess or repair the Property or to the sum secured by the Mortgage.

Unlona Lender and Borrower otherwise agreed in writing, any such application of proceeds to principal shall not extend or postpone the due date of any payments due under the Agreement, or change the amount of such payment. If under paragraph B of the Property instrument Lender acquires title and interest of Borrower and to any insurance policies and in and to the proceeds thereof resulting from damage to the Property prior to the sale or acquisition shall pay to Lender to the extent of the sums secured by the Mortgage immediately prior to such sale or acquisition.

5. Preservation and Maintenance of Property; Leasesholds; Condominiums; Planned Unit Developments. Borrower shall keep the Property in good repair and shall not commit waste or permit abandonment or deterioration of the Property and shall comply with the provisions of any lease of this Mortgage or, on a leasehold if the Mortgage is on a unit in a condominium or a planned unit development, Borrower shall perform all affirmative covenants under the declaration or covenant of title relating to governing the condominium or planned unit development, the by-laws and regulations of the condominium or planned unit development, and covenants documents of such unit as may be incorporated into and shall amend and supplement the Covenants and Agreements of this Mortgage as if the refer were a part hereof.

8. Protection of Lender's Security. If Borrower fails to perform the covenants and agreements contained in this Mortgage, or if any action or proceeding is commenced which materially affects Lender's interest in the Property, including, but not limited to, any proceeding brought by or on behalf of a prior mortgagee, judgment creditor, insolvency code enforcement, or trustee, or proceedings involving garnishment or replevin, then Lender, at Lender's option, upon notice to Borrower, may make such appearances, discharge such sums and take such actions as the County to protect Lender's interest, but not limited to, disbursement of reasonable attorney's fees and only upon the Property to make repairs.

Any amounts disbursed by Lender pursuant to this paragraph (b), without interest thereon, shall become and remain the sole and exclusive property of the Company, and the Company shall bear all costs of collection, including reasonable attorney's fees, if any, incurred by Lender in connection therewith. Any amounts disbursed by Lender pursuant to this paragraph (b) shall bear interest from the date of disbursement at the rate payable from time to time by the Company on outstanding principal under the Agreement, plus interest at the rate of 1% per month.

7. Inspection. Lender may, make or cause to be made reasonable entries upon and inspection of the Property provided that Lender shall give Borrower notice prior to any such inspection setting a reasonable cause therefor to Lender's interest in the Property.

