

Nothing herein contained shall be construed as constituting the Mortgagee in possession in the absence of the taking of actual possession of the premises by the Mortgagee... defend the same against all lawful claims.

As additional security for the liabilities secured hereby, Mortgagee does hereby pledge and assign to Mortgagee from and after the date hereof (including any period of redemption), primarily and on a party with said real estate, and not secondarily, all the rents, issues and profits of the premises...

TOGETHER WITH all right, title and interest, including the right of use or occupancy, which Mortgagee now has or hereafter acquires in and to (a) any lands occupied by streets, alleys, or public places adjoining said premises or in such streets, alleys or public places...

See Exhibit A attached hereto and by this reference made a part hereof. This document was prepared by the Illinois Department of Commerce and Community Affairs, 620 Adams Street, Springfield, Illinois 62701.

WITNESSETH: Mortgagee has executed and delivered to Mortgagee that certain Promissory Note, in an aggregate original principal amount of thirty-seven thousand five hundred and no/100 dollars...

TERMS, as a condition to the extension of credit evidenced by the Note and the Loan Agreement, Mortgagee has required that Mortgagee enter into this Mortgage and grant to Mortgagee the liens and security interests referred to herein to secure the payment of the principal amount evidenced by the Note...

MORTGAGE

83-612543

83-612543

1276

527/830694

UNOFFICIAL COPY

PROPERTY OF GENERAL SERVICES  
BELLHOLE

Property of Cook County Clerk's Office

1. Mortgages agree (a) not to abandon the premises; (b) to keep the premises in good, safe and insurable condition and repair and not to commit or suffer waste; (c) to refrain from impairing or diminishing the value of this Mortgage; and (d) neither to make nor to permit structural or other substantial alterations in the buildings or any substantial construction on the premises without the written consent of Mortgagee.

2. Mortgagee agrees to pay, not later than the due date and before any penalty or interest attaches, all general taxes and all special taxes, special assessments, water, drainage and sewer charges imposed on or against the premises, and all other charges, of any kind whatsoever, ordinary or extraordinary, which may be levied, assessed or imposed on the premises or against the premises.

3. Mortgagee agrees that, if the United States or the State of Illinois or any of their subdivisions having jurisdiction shall levy, assess, or charge any tax, assessment or imposition upon this Mortgage or the credit or indebtedness secured hereby or the interest of Mortgagee in the premises or upon Mortgagee for such taxes, assessments or impositions.

4. Mortgagee agrees to maintain in force at all times insurance coverage on the premises as required by the loan agreement.

5. Mortgagee agrees that it will comply with all restrictions affecting the premises and with all laws, ordinances, acts, rules, regulations and orders of any legislative, executive, administrative or judicial body, commission or officer (whether federal, state or local) exercising any power of regulation or supervision over Mortgagee, or any part of the premises, whether the same be directed to the repair, manner of use thereof, structural alteration of buildings located thereon, or otherwise.

6. Mortgagee agrees that, if the United States Government or any department, agency or bureau thereof or the State of Illinois or any of its subdivisions shall at any time require documentary stamps to be affixed to this Mortgage, Mortgagee will, upon request, pay for such stamps in the required amount and deliver them to Mortgagee, and Mortgagee agrees to indemnify Mortgagee against liability on account of such documentary stamps, whether such liability arises before or after payment of the liabilities and regardless whether this Mortgage has been released.

7. In the event Mortgagee fails to pay any real estate tax or required insurance premium related to the premises when due, Mortgagee agrees to thereafter, at Mortgagee's request, make monthly deposits in an interest-bearing account, which account shall be pledged to Mortgagee, at a bank or similar financial institution acceptable to Mortgagee, of an amount equal to the sum of 1/12th of the annual general real estate taxes levied on the premises and 1/12th of the annual premium required to maintain insurance in force on the premises in accordance with the provisions of this Mortgage.

8. If any building or other improvement now or hereafter erected on the premises shall be destroyed or damaged by fire or any other cause, whether insured or uninsured, Mortgagee shall be right either to apply any insurance proceeds or other recovery related to said loss to a reduction of the liabilities or to require Mortgagee to restore or rebuild such building or other improvement with materials and workmanship of as good quality as was destroyed before such damage and destruction to substantially their former state, commencing the work of restoration or rebuilding as soon as possible and proceeding diligently with it until completion. Plans and specifications for the restoration as herein required shall be submitted to Mortgagee prior to commencement of work and shall be subject to reasonable approval of Mortgagee.

9. Mortgagee agrees to indemnify Mortgagee from all loss, damage and expense, including reasonable attorneys' fees and paralegals' fees and expenses and the costs of any settlement or judgment, incurred in connection with any suit or proceeding in or to which Mortgagee may be made a party for the purpose of protecting the lien of this Mortgage and all such fees, expenses and costs shall be additional liabilities secured hereby.

10. Mortgagee hereby assigns to Mortgagee, as additional security, all awards of damage resulting from condemnation proceedings or the taking of or injury to the premises for public use, and Mortgagee agrees that the proceeds of all such awards shall be paid to Mortgagee and may be applied by Mortgagee, at its option, after the payment of all its expenses in connection with such proceedings, and including reasonable attorneys' fees and expenses, to the reduction of the liabilities hereby secured, and Mortgagee is hereby authorized, on behalf of and in the name of Mortgagee, to execute and deliver valid acquittance for and to appeal from any such award.

11. Mortgagee agrees that, from and after the occurrence of a default under this Mortgage, Mortgagee may, but need not, make any payment or perform any act herein before required of Mortgagee, in any form and manner deemed expedient after reasonable inquiry into the validity thereof. All money paid for any of the purposes herein authorized and all other moneys advanced by Mortgagee to protect the premises and the lien hereof shall be additional liabilities secured hereby and shall become immediately due and payable without notice and shall bear interest thereon at the interest rate described in the Note ("Interest Rate") until paid to Mortgagee in full.

12. Mortgagee, or any person designated by Mortgagee in writing, shall have the right, from time to time hereafter, to call at the premises (or at any other place where information relating thereto is kept or located) during reasonable business hours and, without hindrance or delay, to make such inspection and verification of the premises, and the affairs, finances and business of Mortgagee in connection with the premises, as Mortgagee may consider reasonable under the circumstances, and to discuss the same with any agents or employees of Mortgagee.

13. A default shall be deemed to have occurred under this Mortgage ("default") upon the occurrence of a default or agreement contained in this Mortgage. If any such default shall have occurred, then, to the extent permitted by applicable law, the following provisions shall apply:

(a) All sums secured hereby shall, at the option of Mortgagee, become immediately due and payable without presentment, demand or further notice.

(b) It shall be lawful for Mortgagee to (1) immediately sell the premises either in whole or in separate parcels, as prescribed by Illinois law, under power of sale, which power is hereby granted to any Mortgagee to the full extent permitted by Illinois law, and thereupon, to make and execute to any purchaser(s) thereof deeds of conveyance pursuant to applicable law or (2) immediately foreclose this

89612513

UNOFFICIAL COPY

Property of Cook County Clerk's Office

Mortgage by action. The court in which any proceeding is pending for the purpose of foreclosure of this Mortgage may, at once or at any time thereafter, either before or after sale, without notice and without requiring bond, and without regard to the solvency or insolvency of any person liable for payment of the Liabilities secured hereby, and without regard to the then value of the premises or the occupancy thereof as a homestead, appoint a receiver (the provisions for the appointment of a receiver and assignment of rents being an express condition upon which the loan hereby secured is made) for the benefit of Mortgagee, with power to collect the rents, issues and profits of the premises, due and to become due, during such foreclosure suit and the full statutory period of redemption notwithstanding any redemption. The receiver, out of such rents, issues and profits when collected, may pay all or any part of the Liabilities or other sums secured hereby or any deficiency decree entered in such foreclosure proceedings.

(c) Mortgagee shall, at its option, have the right, acting through its agents or attorneys, to enter upon and take possession of the premises, to collect or receive all the rents, issues and profits thereof and to manage and control the same, and to lease the same or any part thereof, from time to time, and, after deducting all reasonable attorneys' fees and expenses, and all reasonable expenses incurred in the protection, care, maintenance, management and operation of the premises, apply the remaining net income upon the Liabilities or other sums secured hereby or upon any deficiency decree entered in any foreclosure proceedings.

14. In any foreclosure of this Mortgage by action, or any sale of the premises by advertisement, there shall be allowed (and included in the decree for sale in the event of a foreclosure by action), to be paid out of the rents or the proceeds of such foreclosure proceeding or sale:

(a) all of the Liabilities and other sums secured hereby which then remain unpaid;

(b) all other items advanced or paid by Mortgagee pursuant to this Mortgage, with interest thereon at the Interest Rate from the date of advancement; and

(c) all court costs, attorney's and paralegals' fees and expenses, appraisers' fees, advertising costs, notice expenses, expenditures for documentary and expert evidence, and costs of procuring all abstracts of title, title searches and examinations, title guarantees, title insurance policies and similar data with respect to title which Mortgagee may deem necessary. All such expenses shall become additional Liabilities secured hereby and immediately due and payable, with interest thereon at the Interest Rate, when paid or incurred by Mortgagee in connection with any proceedings, to which Mortgagee shall be a party, by reason of this Mortgage or any indebtedness hereby secured or in connection with the preparations for the commencement of any suit for the foreclosure, whether or not actually commenced, or sale by advertisement.

15. In the event of a foreclosure of this Mortgage the Liability then due the Mortgagee shall not be merged into any decree of foreclosure entered by the court, and Mortgagee may concurrently or subsequently seek to foreclose one or more mortgages which also secure said Liabilities.

16. Mortgagor agrees that, upon request of Mortgagee from time to time, it will execute, acknowledge and deliver all such additional instruments and further assurances of title and will do or cause to be done all such further acts and things as may reasonably be necessary to fully effectuate the intent of this Mortgage.

17. All notices, demands, consents, requests, approvals, undertakings or other instruments required or permitted to be given in connection with this Mortgage shall be in writing and shall be sent by United States registered or certified mail, addressed as follows:

if to Mortgagor:

Clyde E. Williams  
P.J.'s Ace Hardware  
1450 South Pulaski  
Chicago, Illinois 60623

if to Mortgagee:

Illinois Department of Commerce and  
Community Affairs  
620 Adams Street  
Springfield, Illinois 62701  
Attn: General Counsel

Mortgagor or Mortgagee shall, from time to time, have the right to specify, as the proper addressee and/or address for the purposes of this Mortgage any other address in the United States upon giving ten (10) days' written notice thereof.

18. Mortgagor agrees that this Mortgage is to be construed and governed by the laws of the State of Illinois. Wherever possible, each provision of this Mortgage shall be interpreted in such manner as to be effective and valid under applicable law, but if any provision of this Mortgage shall be prohibited by or invalid under applicable law, such provision shall be ineffective to the extent of such prohibition or invalidity, without invalidating the remainder of such provision or the remaining provisions of this Mortgage.

19. Upon full payment of all sums secured hereby or upon application on the Liabilities of the proceeds of any sale of the premises in accordance with the provisions of this Mortgage, at the time and in the manner provided, this conveyance shall be null and void and, upon demand therefore following such payment, a satisfaction of mortgage shall, in due course, be provided by Mortgagee to Mortgagor.

20. This Mortgage shall be binding upon the Mortgagor and upon the successors, assigns and vendees of the Mortgagor and shall inure to the benefit of the Mortgagee's successors and assigns.

21. Mortgagor represents that it has been authorized to, and Mortgagor does hereby, waive (to the full extent permitted under Illinois law) any and all statutory or equitable rights of redemption from sale by advertisement or sale under any order or decree of foreclosure of this Mortgage on behalf of Mortgagor and each and every person, except decree or judgment creditors of Mortgagor, acquiring any interest in or title to the premises subsequent to the date hereof.

22. Mortgagor shall not permit any liens or security interests (including any mechanics' or materialmen's liens), other than those described on Exhibit B attached hereto and those in favor of Mortgagee or an affiliate of Mortgagee, to remain filed or attached to the premises for a period in excess of thirty (30) days without the written consent of Mortgagee, and Mortgagor shall not sell, convey, refinance or otherwise dispose of all or any part of the premises without the prior written consent of Mortgagee. If Mortgagor does sell, convey, refinance or otherwise dispose of all or any part of the premises without the prior written consent of Mortgagee, Mortgagee may elect, by notice in writing to Mortgagor, to declare all of the Liabilities, or any part thereof, and all other sums secured hereby to be due and payable immediately upon the giving of such notice.

UNOFFICIAL COPY

Property of Cook County Clerk's Office

17001111

Property of Cook County Clerk's Office



# UNOFFICIAL COPY

23. This Mortgage is junior to the prior lien and security of Fleet Finance, Inc. securing indebtedness in the original principal amount not to exceed \$32,000 as evidenced by a mortgage dated December 6, 1988.

IN WITNESS WHEREOF, this instrument is executed as of the day and year first above written by Clyde E. Williams on behalf of Mortgagor (and said person hereby represents that he possessed full power and authority to execute this instrument).

THE MORTGAGOR HEREBY DECLARES AND ACKNOWLEDGES THAT THE MORTGAGOR HAS RECEIVED, WITHOUT CHARGE, A TRUE COPY OF THIS MORTGAGE.

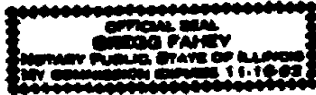
[NAME OF MORTGAGOR]

By *Clyde E. Williams*  
Clyde E. Williams

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS.

I, Gregory Fahey, a NOTARY PUBLIC in and for said County and State aforesaid, DO HEREBY CERTIFY that Clyde E. Williams, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth.

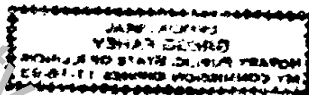
GIVEN under my hand and official seal, this 13th day of December, 1989.



*Gregory Fahey*  
Notary Public

# UNOFFICIAL COPY

Property of Cook County Clerk's Office



11/23/2008



# UNOFFICIAL COPY

6 2 6 1 2 5 4 3

EXHIBIT A  
TO  
MORTGAGE DATED December 13, 1989

Legal Description of the Premises:

LOT 12 IN BLOCK 1 IN REYELS AND LOEFFLER'S ADDITION TO CHICAGO SAID ADDITION BEING A SUBDIVISION OF LOT 1 IN SUPERIOR COURT PARTITION OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office  
86612543

UNOFFICIAL COPY

Property of Cook County Clerk's Office

871031924

# UNOFFICIAL COPY

EXHIBIT B  
TO  
MORTGAGE DATED December 13, 1989

Liens, claims and encumbrances:

None except:

GENERAL REAL ESTATE TAXES FOR THE YEARS 1988 AND 1989. TAX NO. 16-22-407-028,  
VOL. 568.

NOTE: THE AMOUNT OF THE 1988 TAXES IS \$318.86.

MORTGAGE DATED DECEMBER 6, 1988 AND RECORDED DECEMBER 14, 1988 AS DOCUMENT NO.  
88575686 MADE BY CLYDE E. WILLIAMS, TO EQUITY MORTGAGE CORPORATION, TO SECURE  
AN INDEBTEDNESS OF \$32,000.00.

ASSIGNMENT OF FORESAID MORTGAGE TO FLEET FINANCE, INC., RECORDED AS DOCUMENT  
NO. 88575687.

Property of Cook County Clerk's Office  
89612943

# UNOFFICIAL COPY

Faint, illegible text, possibly a header or introductory paragraph.

Property of Cook County Clerk's Office

11-23-10