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Mortgage Loan No. 311507909
Corporate Form With Monthly Amortization Interest Payments (Monthly)

THIS INDENTURE WITNESSETH: That the undersigned, a corporation organized and existing under the laws of the Suburban Investment Prop. Inc. state of Illinois hereinafter referred to as the Mortgagor, does hereby Mortgage and Warrant to MID AMERICA FEDERAL SAVINGS AND LOAN ASSOCIATION a corporation organized and existing under the laws of the State of Illinois

hereinafter referred to as the Mortgagee the following real estate in the County of Cook 89170678 in the State of Illinois, to wit:

Lot 8 in Block 6 in LaGrange, A subdivision of the West 1/2 of the southwest 1/4 and part of the northwest 1/4 lying south of the Chicago, Burlington and Quincy railroad of section 4, township 38 north, range 12, east of the third principal meridian in Cook county Illinois.

PEN # 24-74-321-020

Together with all buildings, improvements, fixtures or appurtenances now or hereafter erected thereon or placed thereon, including all apparatus, equipment, fixtures or articles, whether in simple title or centrally controlled, used to supply heat, gas, air conditioning, water, light, power, refrigeration, ventilation or other services, and any other fixtures, now or hereafter installed thereon, the furnishing of which by fixtures to tenants is customary or appropriate, including screens, window shades, storm doors, floor coverings, screen doors, in-a-door beds, swings, stoves and water heaters (all of which are intended to be and are hereby 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 as provided herein. The Mortgagee is hereby subrogated to the rights of all mortgagees, lienholders and owners paid off by the proceeds of the loan hereby secured.

TO HAVE AND TO HOLD the said property, with said buildings, improvements, fixtures, appurtenances, apparatus and equipment, and with all the rights and privileges thereto belonging, unto said Mortgagee forever, for the uses herein set forth, free from all rights and benefits under the homestead, exemption and valuation laws of any state, which said rights and benefits said Mortgagor does hereby release and waive.

TO SECURE

(1) the payment of a Note executed by the Mortgagor to the order of the Mortgagee bearing even date herewith in the principal sum of One hundred thousand and no/100 Dollars

(100,000.00), which date is payable on or before April 1st, 1990, together with interest thereon as therein provided, payable monthly, to wit: Monthly and commencing the 1st of May, 1989 until said indebtedness is paid in full. Interest shall be paid in arrears

(2) any advances made by the Mortgagee to the Mortgagor, or its success or its assigns, for any purpose, at any time before the release and cancellation of this Mortgage, but at no time shall this Mortgage secure advances on account of said original Note together with such additional advances, in a sum in excess of One Hundred Thousand and No/ 100 Dollars (\$ 100,000.00) provided that, nothing herein contained shall be considered as limiting the amounts that may be secured hereby when advances to protect the security of or in accordance with covenants contained in the Mortgage.

(3) the performance of all of the covenants and obligations of the Mortgagor to the Mortgagee, as contained herein and in said Note.

THE MORTGAGOR COVENANTS:

A. (1) To pay said indebtedness and the interest thereon as herein and in said note provided, or providing for any agreement extending the time of payment thereof; (2) to pay when due and before any penalty attaches thereto all taxes, special taxes, special assessments, water charges and sewer service charges against said property (including taxes heretofore due), and to furnish Mortgagee, upon request, duplicate receipts therefor, and all such items as are deemed against said property shall be conclusively deemed valid for the purpose of this requirement; (3) to keep the improvements now or hereafter upon said premises insured against damage by fire, and such other hazards as the Mortgagee may require to be insured against, and to provide public liability insurance and such other insurance as the Mortgagee may require, until said indebtedness is fully paid, or in case of foreclosure, until expiration of the period of redemption; (4) to keep the improvements insured through such agents or brokers and in such form as shall be satisfactory to the Mortgagee; such insurance policies shall remain with the Mortgagee during said period or periods and contain the usual clause entitling the Mortgagee to the proceeds payable to the Mortgagee; and in case of foreclosure said proceeds to the order of the certificate of sale, order of any court, any receiver or redemptioner, or any grantee in a trustee's or Commissioner's deed; and in case of loss under such policies, the Mortgagee is authorized to borrow, collect and compromise, in its discretion, all claims thereunder and to accept and deliver partial or total of the Mortgagee all necessary proofs of loss, receipts, releases and assignments required to be made by insurance companies; and the Mortgagee is authorized to execute or cause to be executed all documents required of him to be signed by the Mortgagee (or such party) and the Mortgagee is authorized to execute or cause to be executed all documents required of the property by upon the independent survey required to be obtained, but interest payments shall continue until said indebtedness is paid in full; (5) immediately after destruction or damage to improvements and promptly complete the rebuilding or reconstruction of buildings and improvements now or hereafter on said premises, unless Mortgagee shall in writing consent to the reconstruction of improvements covering such destruction or damage; (6) to keep said premises in good repair, without cost, and free from any encumbrance or other lien or claim of any person, except as hereinafter provided in this indenture; (7) to comply with all requirements of law with respect to mortgaged premises and the use thereof; (8) Not to make, sell or permit, without the written permission of the Mortgagee being first had and obtained, (a) any use of the property for any purpose other than that for which it is now used, (b) any alterations of the improvements, appurtenances, apparatus, equipment, fixtures or equipment now or hereafter upon said property, (c) any purchase or conditional sale, lease or agreement under which title is conveyed to the vendor, of any apparatus, fixtures or equipment to be placed in or upon any buildings or improvements on said property.

B. In order to satisfy for the payment of taxes, assessments, insurance premiums, and other annual charges upon the property securing this indebtedness, and other insurance required or accepted, the undersigned promises to pay semi-annually to the Mortgagee, in addition to the above payments, a sum not more than the amount of such taxes, assessments, insurance premiums, and other annual charges, (a) to be held by it and communicated with other such funds of his for the payment of such taxes, assessments, insurance premiums, and other annual charges, and (b) to be credited to the unpaid balance of said indebtedness as received, provided that the Mortgagee is authorized to advance upon the obligation of the Mortgagor to pay said taxes, assessments, insurance premiums, and other annual charges upon demand. If such taxes are held or carried in a savings account, the same are hereby pledged to further secure this indebtedness. The Mortgagee is authorized to pay said taxes as charged or billed without further inquiry.

C. This mortgage contract provides for additional advances which may be made at the option of the Mortgagee and secured by this mortgage, and it is agreed that in the event of such advances, the interest thereon may be added to the mortgage debt. Any such advances shall increase the unpaid balance of the note hereby secured by the amount of such advances and shall be a part of said note indebtedness under all of the terms of said note and this contract as fully as if a new note and contract were prepared and delivered. An Additional Advance Agreement may be given and accepted for such advances and provisions may be made for different payments and a different interest rate and other express modifications of the contract, but in all other respects this contract shall remain in full force and effect as to said indebtedness, including all advances.

D. That in case of failure to perform any of the covenants herein, Mortgagee may do on Mortgagor's behalf everything to be convenient; that said Mortgagee may also do any act it may deem necessary to protect the lien herein; that Mortgagee will repay upon demand any moneys paid or disbursed by it for the purpose of any of the above purposes and with interest thereon at the highest rate for which it is then lawful to contract shall become due and payable upon demand; that the Mortgagee shall have the same priority as the original indebtedness and may be included in any decree foreclosing this mortgage; that the Mortgagee shall be entitled to the same benefits as if it were the holder of the original indebtedness; that it shall not be obligatory upon the Mortgagee to know into the validity of any lien, encumbrance or claim in favor of any person or to inquire into the validity of any instrument purporting to require the Mortgagee to advance any moneys for any purpose or to do any act hereunder; and the Mortgagee shall not incur any personal liability because of anything it may do or omit to do hereunder.

E. That it is the intent hereby to secure payment of said note and obligation of the Mortgagor and that the amount shall have been advanced to the Mortgagee at the date hereof, or at a later date, and to secure any other amount or amounts that may be added to the mortgage indebtedness under the terms of this mortgage contract.

F. That in the event the ownership of said property or any part thereof becomes vested in a person other than the Mortgagor, the Mortgagee may, without notice to the Mortgagor, and with such consent as is necessary to interest with reference to this mortgage and the debt hereby secured in the same manner as with the Mortgagor, and may convey to and or may extend time for payment of the debt, secured hereby, without discharging or in any way affecting the liability of the Mortgagor hereunder or upon the debt secured.

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Q. That this is of the certain benefit and it should be made in performance of any covenant herein contained or in making any payment under said note of obligation or any extension or renewal thereof, or if proceedings be instituted to enforce any other lien or charge upon any of said property, or upon the filing of a proceeding in bankruptcy by or against the Mortgagor, or if the Mortgagor shall make an assignment for the benefit of his creditors or if his property be placed under control or in custody of any court, or if the Mortgagor shall make an assignment for the benefit of his creditors, the Mortgagee is hereby authorized and he is hereby granted the right to take any and all actions, suits, proceedings, and remedies, legal or equitable, which may be necessary or proper to declare without notice, all sums secured hereby immediately due and payable, whether or not such default be remedied by Mortgagor, and apply toward the payment of said mortgage and to cause the same to be paid, and the Mortgagee may also immediately proceed to foreclose this mortgage, and to do any and every thing which may be necessary to carry out the purposes of this mortgage, without notice to the Mortgagor.

J. That the Mortgagee may employ accountants or other legal services at the Mortgagee's discretion in connection with any claims as to the debt hereby secured or the enforcement of any lien or charge upon any of said property, and the Mortgagee may make a party or parties to this lien or charge upon any of said property, and any reasonable attorney's fees so incurred shall be added to and be a part of the debt hereby secured. Any sums due or to become due to the Mortgagee under this mortgage shall be paid to the Mortgagee or to any person or persons designated in writing by the Mortgagee, and the Mortgagee shall be authorized to receive and collect the same, and to make any and all assignments, transfers, and assignments of all such sums and to sue therefor, and to take any and all actions, suits, proceedings, and remedies, legal or equitable, which may be necessary or proper to enforce the same, and to do any and every thing which may be necessary to carry out the purposes of this mortgage, without notice to the Mortgagor.

I. In case the mortgaged property, or any part thereof, shall be taken by condemnation, the Mortgagee is hereby empowered to collect and receive all compensation which may be paid for any property taken or for damages in any property not taken and all condemnation compensation so received shall be forthwith applied by the Mortgagee as if they were, in the immediate liquidation of the indebtedness secured hereby, or to the repair and restoration of any property so damaged, provided that any amount over the amount of the indebtedness shall be delivered to the Mortgagor or his assigns.

K. All easements, rights, leases and profits of said premises are pledged, assigned and transferred to the Mortgagee, whether now or hereafter to become due, in full or in part, and the Mortgagee shall have the use and enjoyment of said property or any part thereof, whether said lease or agreement is written or verbal, and shall be binding upon the Mortgagor, his heirs, assigns and assigns, and shall be a part of the debt hereby secured. The Mortgagee shall have the right to use and enjoy the premises, and to do any and every thing which may be necessary to carry out the purposes of this mortgage, without notice to the Mortgagor.

L. That upon the completion of the proceedings hereunder, the court in which such bill is filed may at any time, either before or after sale, and without notice to the Mortgagor, or any other party, appoint a receiver of the proceeds of the sale of the premises, and the receiver shall have the right to collect the same, and to do any and every thing which may be necessary to carry out the purposes of this mortgage, without notice to the Mortgagor.

M. That such right, power and remedy herein granted to the Mortgagee is cumulative of every other right or remedy of the Mortgagee, whether herein or by law conferred, and any covenants, conditions, and provisions herein contained shall be subject to the provisions of any other law or ordinance, and shall be subject to the provisions of any other law or ordinance, and shall be subject to the provisions of any other law or ordinance.

The Mortgagor hereby waives any and all rights of redemption from sale under any order or decree of foreclosure of this mortgage.

IN WITNESS WHEREOF, the Mortgagor has caused these presents to be signed by its President, and its corporate seal to be hereunto affixed and attested by its Secretary, this 4th day of

APRIL A.D. 1989, pursuant to authority given by resolution duly passed by the Board of Directors of said Corporation

ATTEST:
Nancy J. Molinar Secretary
Suburban Investment Properties, Inc
By Thomas W. Pointer President

STATE OF ILLINOIS }
COUNTY OF COOK }
I, SUE POINTER, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT THOMAS W. POINTER personally known to me to be the President of SUBURBAN INVESTMENT PROPERTIES, INC,

a corporation, and NANCY J. MOLINAR personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing Instrument, appeared before me this day in person and severally acknowledged that as such President and

Secretary, they signed and delivered the said instrument as President and Secretary 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 use and purpose therein set forth.

GIVEN under my hand and Notarial Seal, this 4TH day of APRIL A.D. 1989.

Notary Public
"OFFICIAL SEAL"
Sue Pointer
Notary Public, State of Illinois
My Commission Expires 8-13-91

Mortgage for Corporation containing Semi-Annual Interest Payment Clause
INST AMLCI 99, Illinois, American M.L. Institute, Chicago 1, Illinois

Kenneth Koranda
1001 S. Washington Street
Naperville Ill. 60540



When Recorded return to:
MidAmerica Federal Savings & Loan
55th & Holmes Ave.
Clarendon Hill Illinois 60514

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DEPT-01 \$13.25
7#444 TRAN 6514 04/18/89 14.00.00
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COOK COUNTY RECORDER

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13.00 MAIL

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