

# UNOFFICIAL COPY

## Mortgage

89185773

THIS INDENTURE WITNESSETH: That the undersigned,

KENNETH McQUADE (Bachelor)

of the VILLAGE OF ARLINGTON HEIGHTS County of COOK, State of Illinois, hereinafter referred to as the Mortgagor, does hereby Mortgage and Warrant to

### GLENVIEW STATE BANK

a banking corporation organized and existing under the laws of the State of Illinois, hereinafter referred to as the Mortgagee, the following real estate (which said real estate and all other property herein mortgaged and conveyed as hereinafter described and defined are hereinafter referred to as the "mortgaged premises") situated in the County of COOK in the State of Illinois, to wit:

Permanent Real Estate Index Number: 08-10-302-045-1067

Address of Property: 551 WINDGATE COURT  
ARLINGTON HTS., IL 60005

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

#### Parcel 1:

Unit 10-D-7 in Windgate Condominiums as delineated on a survey of the following described real estate: That part of Lot 1 in Arlington Centre, being a Subdivision of part of the South 1/2 of the South West 1/4 of Section 10, Township #1 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document Number 85075703 together with its undivided percentage interest in the Common Elements.

#### Parcel 2:

Easement for the benefit of Parcel 1 as set forth in Declaration of Easements filed as Document LR3131989 and amended by Document LR3261794 in Cook County, Illinois, and created by Deed made by First National Bank of Hinsdale, Trust No. L-898 to and recorded NOVEMBER 27, 1982 as document 85-300-161 for ingress and egress.

Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominiums aforesaid, and in the Declaration of easements filed as Document LR3131989 and amended by Document LR3261794, and grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

This Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

Subject to: General real estate taxes for the year 1985 and subsequent years, easements, conditions and restrictions of record.

equipment unto said Mortgagee forever, for the uses hereinafter set forth, free from all tax and 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 Twenty Thousand and 00/100 Dollars (\$ 20,000.00.), which note, together with interest thereon as provided by said note, is payable in monthly installments of Four Hundred Forty and 97/100 Dollars (\$ 440.97.) on the 25th day of each month, commencing with May 25, 1989 until the entire sum is paid.

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. Said funds may be commingled with other funds of the Mortgagee and shall not bear interest. 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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heretofore, but if no deed be issued  
however, have the discretionary  
he lien hereof. Mortgagee shall  
nable against Mortgagee based  
ty (60) days after Mortgagee's

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Property of Cook County Clerk's Office

DEPT-01  
145555 TRAN 6935 04/26/89 10:09:00  
\*0289 \*E \*-89-185773  
COOK COUNTY RECORDER

Notary Public

GIVEN under my hand and notarial seal, this \_\_\_\_\_ day of \_\_\_\_\_, A. D. 19\_\_\_\_, \_\_\_\_\_, Secretary of said Corporation, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such 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 said Corporation, for the uses and purposes therein set forth; and the said \_\_\_\_\_, Secretary then and there acknowledged that \_\_\_\_\_, as custodian of the corporate seal of said Corporation, did affix the corporate seal of said Corporation to said instrument as their own free and voluntary act and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth.

I, \_\_\_\_\_, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT

STATE OF ILLINOIS,  
COUNTY OF \_\_\_\_\_  
SS. \_\_\_\_\_

ATTEST  
By \_\_\_\_\_ Secretary  
\_\_\_\_\_ President

In TESTIMONY WHEREOF, the undersigned  
bath caused these presents to be signed by its \_\_\_\_\_ President and its corporate seal to be hereunto affixed and  
attested by its \_\_\_\_\_ Secretary this \_\_\_\_\_ day of \_\_\_\_\_, A. D. 19\_\_\_\_.

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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. Said funds may be commingled with other funds of the Mortgagee and shall not bear interest. And to secure possible future advances as hereinafter provided and to secure the performance of the Mortgagee's covenants herein contained.

on the ..... 25th ..... day of each month, commencing with ..... May ..... 1989 ..... until the entire sum is paid. Four Hundred Forty and 97/100 ..... Dollars (\$ 40.97.)

together with interest thereon as provided by said note, is payable in monthly installments of ..... Dollars (\$ 20,000.00.), which note,

Mortgagee in favor of the Mortgagee, bearing even date herewith, in the sum of ..... Twenty Thousand and 00/100 ..... TO SECURE the payment of a certain indebtedness from the Mortgagor to the Mortgagee evidenced by a note made by the

TO HAVE AND TO HOLD the said property, with said buildings, improvements, fixtures, apparatus, and equipment unto said Mortgagee 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 Twenty Thousand and 00/100 Dollars (\$ 20,000.00.), which note, together with interest thereon as provided by said note, is payable in monthly installments of Dollars (\$ 20,000.00.), which note, on the 25th day of each month, commencing with May 1989 until the entire sum is paid. Four Hundred Forty and 97/100 Dollars (\$ 40.97.)

## THIS IS A JUNIOR MORTGAGE ON THE ABOVE REAL ESTATE

TOGETHER with all buildings, improvements, fixtures or apparatus, whether in brick, 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 therein or thereon storm doors and windows, floor coverings, screen doors, in-door leads, awnings, robes 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 in writing 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 party 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 rents and agreements and all the avals 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 use for terms deemed advantageous to it, terminate or modify existing or future leases, collect said rents, issues and profits regardless of when earned and use such measures whether legal or equitable as it may deem proper to enforce collection thereof, employ selling agencies or other employees, alter or repair said premises, buy furnishings and equipment incident to absolute ownership, advance or borrow money necessary for any purpose herein stated or exercise all powers ordinarily incident to absolute ownership, when it deems necessary, purchase all kinds of insurance, and in general to secure which a lien is hereby secured, and all expenses of every kind, including attorney's fees incurred in the exercise of the powers herein given, any other indebtedness hereby secured, and out of the income retained reasonable compensation for itself, pay insurance premiums, taxes and assessments, and all expenses of income, in its sole discretion, needed for 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 exercise of the powers herein given, 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 unsecured default in performance of the Mortgagee'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 it 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 (60) days after Mortgagee's possession ceases.

H: That the undersigned, \_\_\_\_\_, State of Illinois, \_\_\_\_\_

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In TESTIMONY WHEREOF, the undersigned

hath caused these presents to be signed by its ..... President and its corporate seal to be hereunto affixed and attested by its ..... Secretary this ..... day of ....., A. D. 19.....

ATTEST

By ..... President

Secretary

STATE OF ILLINOIS, }  
COUNTY OF ..... } SS.

I, ....., a Notary Public in and for said County, in the State aforesaid DO HEREBY CERTIFY THAT

..... President of ..... Secretary of said Corporation, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such ..... President, and ..... Secretary, respectively, appeared before me 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 said Corporation, for the uses and purposes therein set forth; and the said ....., Secretary then and there acknowledged that ..... as custodian of the corporate seal of said Corporation, did affix the corporate seal of said Corporation to said instrument as ..... own free and voluntary act and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this ..... day of ....., A. D. 19.....

Notary Public

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TRAN 6935 04/26/89 10:09:00  
\*0829 \$ E \*--89-125773  
COOK COUNTY RECORDER



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proceedings to which either party here to shall be a party by reason of this mortgage or the note hereby secured; (b) preparations for the commencement of a suit for the foreclosure hereof or the accrual of the right to foreclose, whether or not actually commenced and (c) preparations for the defense or intervention in any suit or proceeding or any threatened or contemplated suit or proceeding, which might affect the mortgaged premises or the security hereof. In the event of a foreclosure sale of the mortgaged 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 note 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) In case the mortgaged premises, 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 to any property not taken and all condemnation compensation so received shall be forthwith applied by the Mortgagee as it may elect, to the immediate reduction of the indebtedness secured hereby and in such event, the balance of the indebtedness secured hereby shall at the election of the mortgagee become immediately due, or to the repair and restoration of any property so damaged, provided that any excess over the amount of the indebtedness shall be delivered to the Mortgagor or his assignee

(8) In the event the mortgagor sells the property within described to any purchaser without the prior approval in writing by the mortgagee, then at the option of the mortgagee, the debt incurred by this instrument shall immediately become due and payable.

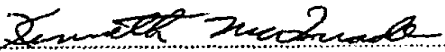
(9) The mortgagor waives any and all rights of redemption from sale under any order or decree of foreclosure of this mortgage on its own behalf and on behalf of each and every person, except decree or judgment creditors of the mortgagor, acquiring any interest in or title to the premises subsequent to the date of this mortgage.

This instrument was prepared By  
Glenview State Bank

By   
800 Waukegan Road  
Glenview, Illinois 60025

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals, this 17th

day of April, A. D. 1989

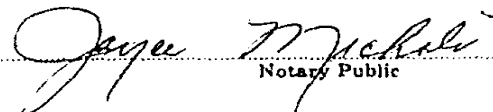
 (SEAL) (SEAL)  
KENNETH McQUADE (SEAL) (SEAL)

STATE OF ILLINOIS, }  
COUNTY OF Cook } ss.

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY, THAT KENNETH McQUADE (Bachelor)

personally known to me to be the same person (s) whose name(s) (is) (are) subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and Notarial Seal, this 17th day of April, A. D. 1989

  
Notary Public

My Commission Expires 4/16/90

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