

UNOFFICIAL COPY
MORTGAGER.T.G.F.
BOX 370

THIS INDENTURE WITNESSETH: That the undersigned _____

89271068

WIGNIEW PITAS AND TERESA PITAS, his wifeof the VILLAGE OF MUNDELEIN County of LAKE, State of Illinois,
hereinafter referred to as the Mortgagor, does hereby Mortgage and Warrant to**BROOKFIELD FEDERAL BANK FOR SAVINGS**a corporation organized and existing under the laws of the UNITED STATES OF AMERICA, hereinafter
referred to as the Mortgagee, the following real estate, situated in the County of COOK
in the State of Illinois, to wit:LOT 7 AND THE NORTH 21 FEET OF LOT 8 AS MEASURED ALONG THE WEST LINE OF
ARCHER ROAD, IN JALOVEC'S SUBDIVISION, BEING A SUBDIVISION OF LOT 7 AND
PART OF LOT 8 IN THE RESUBDIVISION OF LOTS 1 AND 2 IN ELGIN MOTOR COR-
PORATION SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTH WEST 1/4 OF SEC-
TION 13, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN
IN COOK COUNTY, ILLINOIS.PERMANENT TAX NUMBER: 18-13-303-034
PROPERTY ADDRESS: 6024 S. ARCHER AVENUE, SUMMIT, ILLINOIS 60501TOGETHER 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 therein
thereon the furnishing of which by lessors to lessees is customary or appropriate, including screens, window shades, storm
doors and windows, floor coverings, screen doors, venetian blinds, 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
casements and the rents, issues and profits of said premises which are hereby pledged, assigned, transferred and set over
unto the Mortgagee.TO HAVE AND TO HOLD all of said property 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 _____
ONE HUNDRED EIGHTY THOUSAND AND 00/100 Dollars (\$180,000.00), which note,
together with interest thereon as provided by said note, is payable in monthly installments of _____
ONE THOUSAND EIGHT HUNDRED SIXTY TWO AND 64/100 DOLLARS (\$1,862.64)
on the FIRST day of each month, commencing with JUNE 1, 1989 until the entire sum is paid.

THIS INSTRUMENT WAS PREPARED BY

ROBERT V. HLADIK
9009 OGDEN AVENUE
BROOKFIELD, ILLINOIS 60513To 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.**A. THE MORTGAGOR COVENANTS:**(1) To pay immediately when due and payable all general taxes, special taxes, special assessments, water charges,
sewer service charges and other taxes and charges against said property, including those heretofore due, (the monthly pay-
ments provided by said note in anticipation of such taxes and charges to be applied thereto), and to furnish the Mortgagee,
upon request, with the original or duplicate receipts therefor.(2) To keep the improvements now or hereafter situated upon said premises insured against loss or damage by fire,
lightning, windstorm and such other hazards, including liability under laws relating to intoxicating liquors and including
hazards not now contemplated, as the Mortgagee may reasonably require to be insured against, under policies providing
for payment by the insurance companies of moneys sufficient either to pay the cost of replacing or repairing the same
or to pay in full the indebtedness secured hereby, in such companies, through such agents or brokers, and in such form
as shall be satisfactory to the Mortgagee. Such insurance policies, including additional and renewal policies shall be delivered
to and kept by the Mortgagee and shall contain a clause satisfactory to the Mortgagee making them payable to the Mortgagee
as its interest may appear.(3) To promptly repair, restore or rebuild any buildings or improvements now or hereafter on the premises which
may become damaged or destroyed; to keep said premises in good condition and repair, and free from any mechanic's or
other lien or claim of lien not expressly subordinated to the lien hereof; not to suffer or permit any 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; to comply with
all requirements of law with respect to the mortgaged premises and the use thereof;(4) That if the Mortgagor shall procure contracts of insurance upon his life and disability insurance for loss of time
by accidental injury or sickness, or either such contract, making the Mortgagee assignee thereunder, the Mortgagee may
pay the premiums for such insurance and add said payments to the principal indebtedness secured by this mortgage, to
be repaid in the same manner and without changing the amount of the monthly payments, unless such change is by
mutual consent.197
895-58

89271068

Box 20

MORTGAGE

ZBIGNIEW PITAS
TERESA PITAS

6024 S. ARCHER AVENUE

SUMMIT, ILLINOIS 60501

TO

BROOKFIELD FEDERAL BANK
FOR SAVINGS
9009 OGDEN AVENUE
BROOKFIELD, ILLINOIS 60513

Loan No. 13438



890112-68-

"OFFICIAL SEAL"
LAURIE BARTON
Notary Public, State of Illinois
My Commission Expires 10/11/82

My Commission Expires 10-11-92

DO HEREBY CERTIFY that I, Zbigniew Pitas, a Notary Public in and for said county, in the State aforesaid, personally known to me to be the same person(s) whose name(s) they appeared before me this day in person and acknowledged that they signed, sealed, and delivered the foregoing instrument, appearing before me this day in person 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 8th day of JUNE, A. D. 1989
Notary Public Laurie Barton
STATE OF ILLINOIS
COUNTY OF DeWitt
as Zbigniew Pitas
as Teresa Pitas

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals this 8th day of JUNE, A. D. 1989
ZBIGNIEW PITAS (SEAL)
TERESA PITAS (SEAL)
B. MORTGAGOR FURTHER COVENANTS:
(1) That in the case of failure to perform any of the covenants herein, the Mortgagee may do on the Mortgagee's behalf everything so covenanted; that the Mortgagee may also do any act it may deem necessary to protect the lien hereof; that the Mortgagee will repay upon demand any moneys paid or disbursed for any of the above purposes and such moneys together with interest thereon at the highest rate for which it is then lawful to contract shall become so much additional indebtedness hereby secured and may be included in any decree foreclosing this mortgage and be paid out of the rents or proceeds of sale of said premises if not otherwise paid; that it shall not be obligatory upon the Mortgagee to inquire into the validity of any lien, encumbrance, or claim in advancing moneys as above authorized, but nothing herein contained shall be construed as requiring the Mortgagee to advance any moneys for any purpose not to do any act hereunder; and that Mortgagee shall not incur any personal liability because of anything it may do or omit to do hereunder:
(2) That it is the intent hereof to secure payment of said note whether the entire amount shall have been advanced to the Mortgagee at a later date, or at a later date, or having been advanced, shall have been repaid in part and further advances made at a later date, which advances shall in no event operate to make the principal sum of the indebtedness greater than the original principal amount plus any amount or amounts that may be added to the mortgage indebtedness under Section A(4) above, or for either purpose:
(3) That time is of the essence hereof, and if default be made in performance of any covenant herein contained or in making any payment under said note or 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 Mortgagee, or if the Mortgagee shall make an assignment for the benefit of his creditors or if his property be placed under control of or in custody of any court or officer of the government, or if the Mortgagee abandon any of said property, then and in any of said events, the Mortgagee is hereby authorized and empowered, at its option, and without affecting the lien hereby created or the priority of said lien or any right of the Mortgagee hereunder, to declare, without notice all sums secured hereby immediately due and payable, whether or not such default be remedied by Mortgagee, and apply toward the payment of said mortgage indebtedness any indebtedness of the Mortgagee to the Mortgagee, and said Mortgagee may also immediately proceed to foreclose this mortgage, and in any foreclosure a sale may be made of the premises encumbered without offering the several parts separately:
(4) That upon the commencement of any foreclosure proceeding hereunder, the court in which such bill is filed may at any time, and without notice to the Mortgagee, or any party claiming under him, appoint a receiver with power to manage and receive and to collect the rents, issues and profits of said premises during the pendency of such foreclosure suit and the statutory period of redemption, and such rents, issues and profits, when collected, may be applied before as well as after the Mortgagee's sale, toward the payment of the indebtedness, costs, taxes, insurance or other items necessary for the protection and preservation of the property, including the expenses of such receivership, or on any deficiency decree whether there be a decree therefor in personam or not, such receiver may elect to terminate any lease junior to the lien hereof; and upon foreclosure of said premises, there shall be allowed and included as an additional indebtedness in the decree of sale all expenditures and expenses together with interest thereon at the rate of 14.75% per annum, which may be paid or incurred by or on behalf of the Mortgagee and deemed by the Mortgagee to be reasonably 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 Mortgagee in connection with (a) any proceeding including probate or bankruptcy proceedings to which either party hereto shall be a party or reason of this mortgage or the note hereby secured; or (b) proceedings 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, whether or not actually commenced. 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.

5. Restrictions on Transfer. It shall be an immediate Event of Default and default hereunder if, without the prior written consent of the Mortgagee;

(a) The Mortgagee shall create, effect or consent to or shall suffer or permit any conveyance, sale, assignment, transfer, lien, pledge, mortgage, security interest or other encumbrance or alienation of the Premises or any part thereof, or interest therein.

(b) Any beneficiary of the Mortgage, if the Mortgagee is a trustee, shall create, effect, or consent to, or shall suffer or permit any sale, assignment, transfer, lien, pledge, mortgage, security interest or other encumbrance or alienation of such beneficiary's beneficial interest in the Mortgage.

(c) Any shareholder of the Mortgage, if the Mortgagee is a corporation, shall create, effect or consent to, or shall suffer or permit any sale, assignment, transfer, lien, pledge, mortgage, security interest or other encumbrance or alienation of any such shareholder's shares in the Mortgage.

(d) Any partner or joint venturer, if the Mortgagee is a partnership or joint venture, shall create, effect or consent to, or shall suffer or permit any sale, assignment, transfer, lien, pledge, mortgage, security interest or other encumbrance or alienation of any part of the partnership or joint venture interest, as the case may be, of such partner or joint venturer in the Mortgage.

In each case whether any such conveyance, sale, assignment, transfer, lien, pledge, mortgage, security interest, encumbrance or alienation is effected directly, indirectly, voluntarily or involuntarily, by operation of law or otherwise; provided that the foregoing provisions of this Section 5 shall not apply (i) to liens securing the indebtedness Hereby Secured, (ii) to the lien of current taxes and assessments not in default or (iii) to any transfers of the Premises, or part thereof, or interest therein, or any beneficial interest, or shares of stock or partnership or joint venture interest as the case may be, in the Mortgage by or on behalf of an owner thereof who is deceased or declared judicially incompetent, to such owner's heirs, legatees, devisees, executors, administrators, estate, personal representative and/or committee. The provisions of this Section 5 shall be operative with respect to, and shall be binding upon, any persons who, in accordance with the terms hereof or otherwise, shall acquire any part of or interest in or encumbrance upon the Premises, or such beneficial interest in, share of stock of or partnership or joint venture interest in the Mortgage.

89271068

DEPT-01
\$13.00
143333 TRAN 07/15/89 10:41:00
#1863 + C # -89-271068
COOK COUNTY RECORDER

UNOFFICIAL COPY

Property of Cook County Clerk's Office