

UNOFFICIAL COPY

Mortgage

Mail To:
By: Cathy M. Padilla
600 N. STATE ST.
GLENVIEW, ILLINOIS 60025

THIS INDENTURE WITNESSETH: That the undersigned,

GLENVIEW STATE BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 19, 1989
AND KNOW AS TRUST NUMBER 3834

of the City of Chicago County of Cook, State of Illinois,
hereinafter referred to as the Mortgagor, does hereby Mortgage and Warrant to

GLENVIEW STATE BANK

89375774

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:

LOT 42 IN KREIN AND DATO'S LINCOLN-KEDZIE ADDITION TO NORTH EDGEWATER, BEING
A SUBDIVISION OF THE WEST HALF OF THE NORTH WEST QUARTER OF SECTION 1, TOWNSHIP
40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 13-01-124-015-0000
ADDRESS: 6049 N. Troy Chicago, Ill. 60659

DEPT-01 \$15.25
T#1111 TRAN 8374 98/14/89 14.53.06
#0415 #A #89-375774
COOK COUNTY RECORDER

THIS IS A JUNIOR MORTGAGE ON THE ABOVE REAL ESTATE

TOGETHER 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 condi-
tioning, water, light, power, refrigeration, ventilation or otherwise and any other thing now or hereafter therein or thereon
the furnishing of which by lessors to lessees is customary or appropriate, including screens, venetian blinds, window shades,
storm doors and windows, floor coverings, screen doors, 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 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 for the use or occupancy of said property, or any part
thereof, whether said lease or agreement is written 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 parity 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 leases and agreements and all the avails there-
under, together with the right in case of default, either before or after foreclosure, to enter upon and take exclusive possession
of, manage, maintain and operate said premises, or any part thereof, make leases for terms deemed advantageous to it, terminate
or modify existing or future leases, collect said avails, rents, issues and profits regarding or when earned and use such measures
whether legal or equitable as it may deem proper to enforce collection thereof, employ renting agencies or other employees, alter or
repair said premises, buy furnishings and equipment therefor when it deems necessary, purchase all kinds of insurance, and in gen-
eral exercise all powers ordinarily incident to absolute ownership, advance or borrow money necessary for any purpose herein stated
to secure which a lien is hereby created on the mortgaged premises, and on the income therefrom which lien is prior to the lien of
any other indebtedness hereby secured, and out of the income retain reasonable compensation for itself, pay insurance premiums,
taxes and assessments, and all expenses of every kind, including attorneys' fees incurred in 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 aforesaid purposes, first on the interest
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 uncorrected 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 if 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.

TO HAVE AND TO HOLD the said property, with said buildings, improvements, fixtures, appurtenances, 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
\*\*\*SEVENTY THOUSAND AND 00/100\*\*\* Dollars (\$ 70,000.00.), which note,
together with interest thereon as provided by said note, is payable in monthly installments of
\*\*\*ONE THOUSAND ONE HUNDRED SIXTY-SEVEN AND 00/100\*\*\* Dollars (\$ 1,167.00.)
on the 10th day of each month, commencing with August 10, 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 per-
formance of the Mortgagor's covenants herein contained.

RE: TITLE SERVICES # 88-405

89-375774

15 25

UNOFFICIAL COPY

Property of Cook County Clerk's Office

Notary Public

GIVEN under my hand and not the seal, this ... day of ... A. D. 19... for the uses and purposes therein set forth. Corporation to said instrument as ... own free and voluntary act and as the free and voluntary act of said Corporation, there acknowledged that ... as custodian of the corporate seal of said Corporation, did affix the corporate seal of said voluntary act of said Corporation, for the uses and purposes therein set forth; and the said Secretary then and 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, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as Secretary of said Corporation, and ... President of ...

SEE RIDER ATTACHED HERETO CONTAINING TRUSTERS' EXONERATION CLAUSE WHICH IS MADE A PART HEREOF

in the State aforesaid, DO HEREBY CERTIFY THAT

I, ... a Notary Public in and for said County, ... STATE OF ILLINOIS, COUNTY OF ... SS.

ATTEST ... Secretary ... President

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... In TESTIMONY WHEREOF, the undersigned

(1) To pay immediately when due and payable all general taxes, special assessments, water charges, sewer service charges and other taxes and charges against the mortgaged premises, including those heretofore due (the monthly payments provided by and note in anticipation of such taxes and charges to be applied thereto), and to furnish the Mortgagee, upon request, valid for the purpose of this requirement;

(2) To keep the improvements now or hereafter situated upon the mortgaged premises insured against loss or damage by fire, lightning, windstorm and such other hazards, including liability under laws relating to intoxicating liquors and including hazardous now contemplated, as the Mortgagee may reasonably require to be insured against, under policies providing for payment by the insurance companies of money sufficient 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, until said indebtedness is fully paid, or in the case of foreclosure, until expiration of the period of redemption; such insurance policy, including additional and renewal policies shall be delivered to and kept by the Mortgagee and shall contain a clause authorizing the Mortgagee making them payable to the Mortgagee, as the interest may appear, and in case of foreclosure the insurance shall be payable to the owner of the certificate of sale, owner of any deficiency, any receiver or redemptionman, or any grantee in the Master's or Commissioner's Deed, and in case of loss under such policies, the Mortgagee is authorized to adjust, collect and compromise, in its discretion, all claims thereunder, and the Mortgagee agrees to sign, upon demand, all receipts, vouchers and releases required of him by the insurance companies; the Mortgagee is authorized in its discretion to apply the net proceeds of any such insurance to the discharge of any obligation insured against, to a restoration of the mortgaged premises, or to the indebtedness of the Mortgagee, and any application by the Mortgagee of any of the proceeds of such insurance to the indebtedness of the Mortgagee, shall not excuse the Mortgagee from making all monthly payments until the indebtedness is paid in full;

(3) To complete within a reasonable time any buildings or improvements now or at any time in process of erection upon the mortgaged premises, but nothing herein contained shall be construed as authorizing any such work without the prior written consent of the Mortgagee;

(4) To promptly repair, restore or rebuild any buildings or improvements now or hereafter on the mortgaged premises which may become damaged or destroyed;

(5) To keep the mortgaged premises in good condition and repair, without waste, and free from any mechanics, or other lien or claim of non payment, expressly subordinated to the lien hereof;

(6) Not to suffer or permit any unlawful use of or any nuisance to exist on the mortgaged premises nor to diminish nor impair its value by any act or omission to act;

(7) To comply with all requirements of law with respect to the mortgaged premises and the use thereof;

(8) Not to suffer or permit, without the written permission of the Mortgagee being first had and obtained (a) any use of the mortgaged premises for any purpose other than that for which it is now used (b) any alterations, additions, demolition, removal or sale of any improvements, fixtures or equipment now or hereafter upon the mortgaged premises, (c) a purchase on credit, a purchase on conditional sale, chattel mortgage, lease or agreement under which title is reserved in the vendor, any apparatus, fixtures or equipment to be placed in or upon any buildings or improvements on the mortgaged premises (d) any sale, transfer, or assignment of any right, title or interest in or to the mortgaged premises where this mortgage is to continue full force and effect after such a sale, transfer or assignment;

(9) That if the Mortgagee shall procure contracts of insurance upon his life and disability insurance for loss of time, 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.

(10) That in the event the ownership of the mortgaged premises or any part thereof, becomes vested in a person other than the Mortgagee, the Mortgagee may, without notice to the Mortgagee, deal with such successor or successors in interest with reference to this mortgage and the debt hereby secured in the same manner as with the Mortgagee, and may forbear to sue or may extend time for payment of the debt hereby secured without discharging or in any way affecting the liability of the Mortgagee hereunder or upon the debt hereby secured;

A. THE MORTGAGOR COVENANTS:

B. THE MORTGAGOR FURTHER COVENANTS:

(1) 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 the mortgaged premises or any part thereof, or upon the filing of any proceeding under the National Bankruptcy Act 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 the mortgaged premises, 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 to all sums secured hereby immediately due and payable, whether or not such default be remedied by the Mortgagee, and apply toward the payment of said mortgage indebtedness any independent assets or funds of the Mortgagee, and in any foreclosure a sale may be made of the mortgaged premises en masse without offering the several parts separately;

(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 the date hereof 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 the terms of this mortgage for the purpose of protecting the mortgaged premises and the Mortgagee hereunder;

(3) That in the event the ownership of the mortgaged premises or any part thereof, becomes vested in a person other than the Mortgagee, the Mortgagee may, without notice to the Mortgagee, deal with such successor or successors in interest with reference to this mortgage and the debt hereby secured in the same manner as with the Mortgagee, and may forbear to sue or may extend time for payment of the debt hereby secured without discharging or in any way affecting the liability of the Mortgagee hereunder or upon the debt hereby secured;

(4) That upon the commencement of any foreclosure proceeding hereunder, the court in which such bill is filed may at any time, either before or after the sale, and without notice to the Mortgagee, or any party claiming under him, and without regard to the value of the mortgaged premises, or whether the same shall then be occupied by the owner of the equity of redemption as a homestead, appoint a receiver with power to manage and rent and collect the rents, issues and profits of the mortgaged 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 Master's sale, towards the payment of the deficiencies, costs, taxes, insurance or other items necessary for the protection and preservation of the mortgaged premises, including the expenses of such receiver, or on any deficiency decree whether there be a receiver in possession or not, and if a receiver shall be appointed he shall remain in possession until the expiration of the full period allowed by statute for redemption, whether there be redemption or not, and until the issuance of deed in case of foreclosure, and the expiration of a receiver but he may elect to terminate any lease junior to the lien hereof, and upon foreclosure of the mortgage premises shall be notified by the appointment of a receiver but he may elect to terminate any lease junior to the lien hereof, and upon foreclosure of the mortgage premises, there shall be allowed and included as an additional independent in the decree of sale all expenditures and expenses together with interest thereon at the rate payable from time to time on outstanding principal under the Note unless payment of interest at such rate would be contrary to applicable law, in which event such amount shall bear interest at the highest rate permissible under applicable law which may be paid or incurred by or on behalf of the Mortgagee for attorney's fees, Mortgagee's fees, appraiser's fees, outlays for exhibits attached to pleadings, documentary and expert evidence, stenographer's fees, Master's fees and commissions, court costs, publication costs and costs (which may be estimated as to and include items to be expended after the entry of the decree) or proportion all such abstracts of title, title searches, examinations and reports, Torrens certificates and similar data and assurances with respect to title as Mortgagee may reasonably deem 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 by reason of this mortgage or the note hereby secured; (b) preparations for the commencement of any suit for foreclosure after the accrual of the right to foreclose, whether or not actually commenced; (c) preparations for the defense of or intervention in any suit or proceeding or any intended 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 surplus, if any, shall be paid to the Mortgagee, and the purchaser shall not be obliged to see to the payment of the principal of the purchase money.

(5) That upon the commencement of any foreclosure proceeding hereunder, the court in which such bill is filed may at any time, either before or after the sale, and without notice to the Mortgagee, or any party claiming under him, and without regard to the value of the mortgaged premises, or whether the same shall then be occupied by the owner of the equity of redemption as a homestead, appoint a receiver with power to manage and rent and collect the rents, issues and profits of the mortgaged 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 Master's sale, towards the payment of the deficiencies, costs, taxes, insurance or other items necessary for the protection and preservation of the mortgaged premises, including the expenses of such receiver, or on any deficiency decree whether there be a receiver in possession or not, and if a receiver shall be appointed he shall remain in possession until the expiration of the full period allowed by statute for redemption, whether there be redemption or not, and until the issuance of deed in case of foreclosure, and the expiration of a receiver but he may elect to terminate any lease junior to the lien hereof, and upon foreclosure of the mortgage premises shall be notified by the appointment of a receiver but he may elect to terminate any lease junior to the lien hereof, and upon foreclosure of the mortgage premises, there shall be allowed and included as an additional independent in the decree of sale all expenditures and expenses together with interest thereon at the rate payable from time to time on outstanding principal under the Note unless payment of interest at such rate would be contrary to applicable law, in which event such amount shall bear interest at the highest rate permissible under applicable law which may be paid or incurred by or on behalf of the Mortgagee for attorney's fees, Mortgagee's fees, appraiser's fees, outlays for exhibits attached to pleadings, documentary and expert evidence, stenographer's fees, Master's fees and commissions, court costs, publication costs and costs (which may be estimated as to and include items to be expended after the entry of the decree) or proportion all such abstracts of title, title searches, examinations and reports, Torrens certificates and similar data and assurances with respect to title as Mortgagee may reasonably deem 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 by reason of this mortgage or the note hereby secured; (b) preparations for the commencement of any suit for foreclosure after the accrual of the right to foreclose, whether or not actually commenced; (c) preparations for the defense of or intervention in any suit or proceeding or any intended 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 surplus, if any, shall be paid to the Mortgagee, and the purchaser shall not be obliged to see to the payment of the principal of the purchase money.

(6) That upon the commencement of any foreclosure proceeding hereunder, the court in which such bill is filed may at any time, either before or after the sale, and without notice to the Mortgagee, or any party claiming under him, and without regard to the value of the mortgaged premises, or whether the same shall then be occupied by the owner of the equity of redemption as a homestead, appoint a receiver with power to manage and rent and collect the rents, issues and profits of the mortgaged 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 Master's sale, towards the payment of the deficiencies, costs, taxes, insurance or other items necessary for the protection and preservation of the mortgaged premises, including the expenses of such receiver, or on any deficiency decree whether there be a receiver in possession or not, and if a receiver shall be appointed he shall remain in possession until the expiration of the full period allowed by statute for redemption, whether there be redemption or not, and until the issuance of deed in case of foreclosure, and the expiration of a receiver but he may elect to terminate any lease junior to the lien hereof, and upon foreclosure of the mortgage premises shall be notified by the appointment of a receiver but he may elect to terminate any lease junior to the lien hereof, and upon foreclosure of the mortgage premises, there shall be allowed and included as an additional independent in the decree of sale all expenditures and expenses together with interest thereon at the rate payable from time to time on outstanding principal under the Note unless payment of interest at such rate would be contrary to applicable law, in which event such amount shall bear interest at the highest rate permissible under applicable law which may be paid or incurred by or on behalf of the Mortgagee for attorney's fees, Mortgagee's fees, appraiser's fees, outlays for exhibits attached to pleadings, documentary and expert evidence, stenographer's fees, Master's fees and commissions, court costs, publication costs and costs (which may be estimated as to and include items to be expended after the entry of the decree) or proportion all such abstracts of title, title searches, examinations and reports, Torrens certificates and similar data and assurances with respect to title as Mortgagee may reasonably deem 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 by reason of this mortgage or the note hereby secured; (b) preparations for the commencement of any suit for foreclosure after the accrual of the right to foreclose, whether or not actually commenced; (c) preparations for the defense of or intervention in any suit or proceeding or any intended 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 surplus, if any, shall be paid to the Mortgagee, and the purchaser shall not be obliged to see to the payment of the principal of the purchase money.

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(8) That upon the commencement of any foreclosure proceeding hereunder, the court in which such bill is filed may at any time, either before or after the sale, and without notice to the Mortgagee, or any party claiming under him, and without regard to the value of the mortgaged premises, or whether the same shall then be occupied by the owner of the equity of redemption as a homestead, appoint a receiver with power to manage and rent and collect the rents, issues and profits of the mortgaged 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 Master's sale, towards the payment of the deficiencies, costs, taxes, insurance or other items necessary for the protection and preservation of the mortgaged premises, including the expenses of such receiver, or on any deficiency decree whether there be a receiver in possession or not, and if a receiver shall be appointed he shall remain in possession until the expiration of the full period allowed by statute for redemption, whether there be redemption or not, and until the issuance of deed in case of foreclosure, and the expiration of a receiver but he may elect to terminate any lease junior to the lien hereof, and upon foreclosure of the mortgage premises shall be notified by the appointment of a receiver but he may elect to terminate any lease junior to the lien hereof, and upon foreclosure of the mortgage premises, there shall be allowed and included as an additional independent in the decree of sale all expenditures and expenses together with interest thereon at the rate payable from time to time on outstanding principal under the Note unless payment of interest at such rate would be contrary to applicable law, in which event such amount shall bear interest at the highest rate permissible under applicable law which may be paid or incurred by or on behalf of the Mortgagee for attorney's fees, Mortgagee's fees, appraiser's fees, outlays for exhibits attached to pleadings, documentary and expert evidence, stenographer's fees, Master's fees and commissions, court costs, publication costs and costs (which may be estimated as to and include items to be expended after the entry of the decree) or proportion all such abstracts of title, title searches, examinations and reports, Torrens certificates and similar data and assurances with respect to title as Mortgagee may reasonably deem 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 by reason of this mortgage or the note hereby secured; (b) preparations for the commencement of any suit for foreclosure after the accrual of the right to foreclose, whether or not actually commenced; (c) preparations for the defense of or intervention in any suit or proceeding or any intended 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 surplus, if any, shall be paid to the Mortgagee, and the purchaser shall not be obliged to see to the payment of the principal of the purchase money.

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(10) That upon the commencement of any foreclosure proceeding hereunder, the court in which such bill is filed may at any time, either before or after the sale, and without notice to the Mortgagee, or any party claiming under him, and without regard to the value of the mortgaged premises, or whether the same shall then be occupied by the owner of the equity of redemption as a homestead, appoint a receiver with power to manage and rent and collect the rents, issues and profits of the mortgaged 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 Master's sale, towards the payment of the deficiencies, costs, taxes, insurance or other items necessary for the protection and preservation of the mortgaged premises, including the expenses of such receiver, or on any deficiency decree whether there be a receiver in possession or not, and if a receiver shall be appointed he shall remain in possession until the expiration of the full period allowed by statute for redemption, whether there be redemption or not, and until the issuance of deed in case of foreclosure, and the expiration of a receiver but he may elect to terminate any lease junior to the lien hereof, and upon foreclosure of the mortgage premises shall be notified by the appointment of a receiver but he may elect to terminate any lease junior to the lien hereof, and upon foreclosure of the mortgage premises, there shall be allowed and included as an additional independent in the decree of sale all expenditures and expenses together with interest thereon at the rate payable from time to time on outstanding principal under the Note unless payment of interest at such rate would be contrary to applicable law, in which event such amount shall bear interest at the highest rate permissible under applicable law which may be paid or incurred by or on behalf of the Mortgagee for attorney's fees, Mortgagee's fees, appraiser's fees, outlays for exhibits attached to pleadings, documentary and expert evidence, stenographer's fees, Master's fees and commissions, court costs, publication costs and costs (which may be estimated as to and include items to be expended after the entry of the decree) or proportion all such abstracts of title, title searches, examinations and reports, Torrens certificates and similar data and assurances with respect to title as Mortgagee may reasonably deem 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 by reason of this mortgage or the note hereby secured; (b) preparations for the commencement of any suit for foreclosure after the accrual of the right to foreclose, whether or not actually commenced; (c) preparations for the defense of or intervention in any suit or proceeding or any intended 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 surplus, if any, shall be paid to the Mortgagee, and the purchaser shall not be obliged to see to the payment of the principal of the purchase money.

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proceedings to which either party hereto shall be a party by reason of his mortgage or the note hereby secured; (b) preparations for the commencement of any suit for the foreclosure hereof after the accrual of the right to foreclose, whether or not actually commenced and (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 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.

Property of Cook County Clerk's Office

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

day of \_\_\_\_\_, A. D. 19 \_\_\_\_\_

..... (SEAL) ..... (SEAL)
..... (SEAL) ..... (SEAL)

STATE OF ILLINOIS, }
COUNTY OF ..... } ss.

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

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 \_\_\_\_\_ signed, sealed and delivered the said instrument a 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 \_\_\_\_\_ day of \_\_\_\_\_, A. D. 19 \_\_\_\_\_

Notary Public

My Commission Expires .....

69375774

This Exculpatory Clause attached hereto and made a part hereof.

THIS MORTGAGE is executed by Glenview State Bank not personally but as Trustee as aforesaid in the exercise of the power and authority conferred upon and vested in it as such Trustee (and said Glenview State Bank hereby warrants that it possesses full power and authority to execute this instrument), and it is expressly understood and agreed that nothing herein or in said note contained shall be construed as creating any liability on the said first party or on said Glenview State Bank personally to pay the said note or any interest that may accrue thereon, or any indebtedness accruing hereunder, or to perform any covenant either express or implied herein contained, all such liability, if any, being expressly waived by Trustee and by every person now or hereafter claiming any right or security hereunder, and that so far as the first party and its successors and said Glenview State Bank personally are concerned, the legal holder or holders of said note and the owner or owners of any indebtedness accruing hereunder shall look solely to the premises hereby conveyed for the payment thereof, by the enforcement of the lien hereby created, in the manner herein and in said note provided or by action to enforce the personal liability of the guarantor, if any.

IN WITNESS WHEREOF, Glenview State Bank, not personally but as Trustee as aforesaid, has caused these presents to be signed by its Vice-President, and its corporate seal to be hereunto affixed and attested by its Assistant Trust Officer, the day and year first above written.

GLENVIEW STATE BANK  
As Trustee as aforesaid and not  
personally  
By: [Signature]  
Vice President

ATTEST: [Signature]  
Assistant Trust Officer

STATE OF ILLINOIS )  
COUNTY OF COOK )  
S.S. )

I, [Signature] THE UNDERSIGNED, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Logan O. Cox, Vice President of the GLENVIEW STATE BANK, and Alice Hansen, Assistant Trust Officer of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice President and Assistant Trust Officer 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 Bank, for the uses and purposes therein set forth; and there acknowledged that she, as custodian of the corporate seal of said Bank, did affix the said corporate seal of said Bank to said instrument as her own free and voluntary act, and as the free and voluntary act of said Bank for the uses and purposes therein set forth.

Given under my hand and notarial seal this 8th day of August, 1989

UNOFFICIAL COPY  
KAREN R. SHAWBROOK-YOUNG  
Notary Public, State of Illinois  
My Commission Expires 10-30-91

[Signature]  
Notary Public

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