UNOFFICIAL COPY

MORTGAGE

90435029

Retarded Citizens: Ted Sailor, President, Virginia Podgorski, Secretivillage of Lansing				Lansing Assoc	
NORTGAGE 3 AND WARRANT 3, to FIRST NATIONAL BANK OF ILLINOIS, LANSING, ILLINOIS a National Banking Association organized and existing under the laws of the United States of America, County of Co State of Illinois to secure the payment of A certain promissory note executed by them bearing even date herewith, payable order of the FIRST NATIONAL DANK OF ILLINOIS, LANSING, ILLINOIS, in the Principal sum of Seventy Bi Thousand and NC/100	Retarded C	Citizens: Ted	Sailor, President, Vi	rginia Podgors	ski, Secretary
a National Banking Association organized and existing under the laws of the United States of America, County of Co State of Illinois to secure the payment of A	Village of	f Lansing	in the County of Cook	and State of	Illinois
a National Banking Association organized and existing under the laws of the United States of America, County of Co State of Illinois to secure the payment of	MORTGAGE_S AN	D WARRANT_S, to		· · · · · · · · · · · · · · · · · · ·	·
State of Illinois to secure the payment of		FIRST NATIO	NAL BANK OF ILLINOIS, I	ANSING, ILLINOIS	
corder of the FIRST NATIONAL BANK OF ILLINOIS, LANSING, ILLINOIS, in the Principal sum of Seventy Ei Thousand and NC/100	a National Banking	Association organized	and existing under the laws of the	United States of Ame	rica, County of Cook a
Thousand and NC/100	State of Illinois to s	ecure the payment of _	A certain promissory	note executed by _	
Thousand and NC/100	them	·		bearing even date	herewith, payable to t
Dollars and interest on the battane of principal remaining from time to time unpaid at the rate 9.75 per per annum in installments as follows: Seven Hundred Forty and NO/100	order of the FIRST N	NATIONAL BANK OF	ILLINOIS, LANSING, ILLINOIS, I	n the Principal sum of	Seventy Eigh
per annum in installments as follows: Seven Hundred Forty and NO/100	Thousand a	and NO/100			7\$78,000.00
(\$740.00) Dollars on the	Dollars and interest	on the bairner of pri	ncipal remaining from time to time	unpaid at the rate	9.75 per ce
day of October	per annum in install	ments as follows: Se	ven Hundred Forty and	NO/100	
the final payment of principal and interest, if not sooker paid, shall be due on the lst day of September 2010 ***May All such payments on account of the indebtedners evidenced by this note shall be first applied to interest unpaid principal balance and the remainder to principal, the following described(real estate to with Lots 17 and 18 (except the North 10 feet thereof) in Block 1 in First Acto Wentworth Manor being a Subdivision of the South 1130.6 feet of the 1/2 of the East 1/2 of the Northwest 1/4 of Section 32. Township 36 Nort Range 15, East of the Third Principal Meridien. (except that part lying of the center line of Lake Street, in Village of Lansing) according to the thereof recorded April 7, 1926 as Document 9232/16 in Cook County, Illir P.I.N. 30-32-119-058 Property Address: 18030 Wentworth Avenue, Lansing 60438 ***MIGMODER** 19-1434 situated in the County of Cook in the State of Illinois, hereby releasing and waiving all eights under a virtue of the Romestead Exemption Laws of the State of Illinois, and all right to retain possession of said premises any default in payment or breach of any of the covenants or agreements herein contained. AND IT IS EXPRESSLY PROVIDED AND AGREED, that if default be made in the payment of the said prominote, or of any part thereof, or the interest thereon, or any part thereof, at the time and in the manner above spe for the payment thereof or in case of waste or non-payment of taxes or assessments on said premises, or of a breach of the covenants or agreements herein contained, then and in such case the whole of said principal sum and into secured by the said promissory note in this mortgage mentioned, shall thereupon, at the option of said mortgage its heirs, executors, administrators, attorneys or assigns, become immediately due and payable. An mortgage may be immediately foreclosed to pay the same by said mortgagee its heirs, executorshamed in the payment thereof, and to receive and all rents, issues and profits thereof. The mortgag			<u> </u>	(_\$740.00)	Dollars on the 1st
the final payment of principal and interest, if not sooner paid, shall be due on the 1st day of September 2010 NF All such payments on account of the indebtedness evidenced by this note shall be first applied to interest unpaid principal balance and the remainder to principal, the following described east the four the 10 feet thereof) in Block 1 in First Acto Wentworth Manor being a Subdivision of the South 1130.6 feet of the Edit 1/2 of the East 1/2 of the Northwest 1/4 of Section 32. Township 36 North Range 15. East of the Third Principal Meridien, (except that part lying of the center line of Lake Street, in Village of Lansing) according to the tenter of the center 1/2 of the South 1/2 of Lansing according to the center 1/2 of the South 1/2 of Lansing according to the County of Lansing 1/2 of Lansing according to the County of Lansing 1/2 of Lansing according to the County of Lansing 1/2 of Lansing according to the County of Lansing 1/2 of Lans	day of October	, 19	9(and Seven Hundred F	orty and NO/10	00
All such payments on account of the indebtednets evidenced by this note shall be first applied to interest unpaid principal balonce and the remainder to principal, the relieving describeding estate to wit: Lots 17 and 18 (except the North 10 feet thereof) in Block 1 in First Act to Wentworth Manor being a Subdivision of the South 1130.6 feet of the E1/2 of the East 1/2 of the Northwest 1/4 of Section 32, Township 36 Nort Range 15, East of the Third Principal Meridien (except that part lying of the center line of Lake Street, in Village of Lansing) according to the thereof recorded April 7, 1926 as Document 9237216 in Cook County, Illir P.I.N. 30-32-119-058 Property Address: 18030 Wentworth Avenue, Lansing 60438 W3080394 ALNOO NOD PINON SUBJECT OF THE 98214 Strit 06/90/60 2/25 New 1 222241 MIGNOON 10-1333 10-1430 Situated in the County of Cook in the State of Illinois, hereby releasing and waiving all rights under a virtue of the Homestead Exemption Laws of the State of Illinois, and all right to retain possession of said premises any default in payment or breach of any of the covenants or agreements herein contained. AND IT IS EXPRESSLY PROVIDED AND AGREED, that if default be made in the payment of the said prominote, or of any part thereof, or the interest thereon, or any part thereof, at the time and in the manner above spe for the payment thereof or in case of weste or non-payment of taxes or assessments on said premises, or of a breach of the covenants or agreements herein contained, then and in such case the whole of said principal sum and into secured by the said promissory note in this mortgage mentioned, shall thereupon, at the option of said mortgage its heirs, executors, administrators, attorneys or assigns, hecome immediately due and payable. An mortgage may be immediately foreclosed to pay the same by said mortgagee its heirs, executed by the said promissory note in this mortgage may clother thereof, and to receive and all rents, issues and profits thereof. The mortgage may could	(\$740.00_)) Dollars on the	day of each month the	eafter until this note	is fully paid except th
AS		principal and interest,	, if not sooner paid, shall be due o	n the <u>lst</u> day o	September
Property Address: 18030 Wentworth Avenue, Lansing 60438 NAGMODEN AINDO NODD OSELOG * AI 9821# Stituted in the County ofCook in the State of Illinois, hereby releasing and waiving all rights under a virtue of the Komestead Exemption Laws of the State of Illinois, and all right to retain possession of said premises any default in payment or breach of any of the covenants or agreements herein contained. AND IT IS EXPRESSLY PROVIDED AND AGREED, that if default be made in the payment of the said prominote, or of any part thereof, or the interest thereon, or any part thereof, at the time and in the manner above spee for the payment thereof or in case of waste or non-payment of taxes or assessments on said premises, or of a breach of the covenants or agreements herein contained, then and in such case the whole of said principal sum and into secured by the said promissory note in this mortgage mentioned, shall thereupon, at the option of said mortgagee its heirs, executors, administrators, attorneys or assigns, become immediately due and payable. An mortgage may be immediately foreclosed to pay the same by said mortgagee, its heirs, executors, attorneys or assigns, to enter into and upon the premises hereby granted, or any part thereof, and to receive and all rents, issues and profits thereof. The mortgagee may collect a "Late Charge" not to exceed four cents (4#) for each dollar (6 for each payment more than fifteen (15) days in arrears, to cover the extra expense involved in handling delinquent payments. Prepared by: First National Bank of Illinois		.)	Charab in Village o	f langing \ age	part lying bo
MAGNOSH ALNOOD RECORD AT # 982/# Stiff 06/90/60 2/95 Newl 2727#1 ** ** ** ** ** ** ** ** **	of the center	ded April 7,	Street, in Village o	f Lansing) acc	cording to the
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situated in the County ofCook in the State of Illinois, hereby releasing and waiving all rights under a virtue of the Homestead Exemption Laws of the State of Illinois, and all right to retain possession of said premises any default in payment or breach of any of the covenants or agreements herein contained. AND IT IS EXPRESSLY PROVIDED AND AGREED, that if default be made in the payment of the said promit note, or of any part thereof, or the interest thereon, or any part thereof, at the time and in the manner above spet for the payment thereof or in case of waste or non-payment of taxes or assessments on said premises, or of a breach of the covenants or agreements herein contained, then and in such case the whole of said principal sum and into secured by the said promissory note in this mortgage mentioned, shall thereupon, at the option of said mortgagee its heirs, executors, administrators, attorneys or assigns, become immediately due and payable. An mortgage may be immediately foreclosed to pay the same by said mortgagee, its heirs, executed administrators, attorneys, or assigns. And it shall be lawful for the said mortgagee, its heirs, executed administrators, attorneys or assigns, to enter into and upon the premises hereby granted, or any part thereof, and to receive and all rents, issues and profits thereof. The mortgagee may collect a "Late Charge" not to exceed four cents (44) for each dollar (15) days in arrears, to cover the extra expense involved in handling delinquent payments. Prepared by: First National Bank of Illinois	of the center thereof recor P.I.N. 30-32 Property Activates Activated the center of	7, 117qA bəb: 80-211-9 9W 08081 :ssərbb COOK CONNLA	Street, in Villag o 1926 as Document 923?	f Lansing) acc 216 in Cook Co	cording to the
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3256 Ridge Road 90435029	P.I.N. 30-32 Property Ac Prop	COOK OTHER SECONDS CHAIN OF THE SECONDS COOK CONNECTED SECONDS COOK OTHER SECONDS	Street, in Village of 1926 as Document 9232 entworth Avenue, Lansing 6 entworth Avenue, Lansing 6 entworth Avenue, Lansing 6 exists of Illinois, and all rights covenants or agreements herein D AND AGREED, that if default be erest thereon, or any part thereof, or non-payment of taxes or assess intained, then and in such case in this mortgage mentioned, shall the ministrators, attorneys or assigns, the state of the stat	releasing and waiving ht to retain possession contained. The made in the payment at the time and in the sments on said premise he whole of said princereupon, at the option become immediately during the come immediately during the company that is a contained to the contain	all ights under and to the said promisso manner above specific es, or of a breach of arcipal sum and interes of said mortgagee eand payable. And the

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AS DETERMINED by the Mortgagee from time to time, and in order to provide for the payment of taxes, assessments and insurance premiums required to be paid hereunder by Mortgagors, Mortgagors, shall deposit with the holders of the Note, or such other person, firm or corporation as the holders of the Note may dealgaste, on each monthly payment date an amount equal to 1/12th of the annual taxes and assessments levied against the premises and 1/12th of the annual premium on all such insurance as determined by the amount of the last available bills. The mouses thus deposited in such tax and insurance reserves are to be held without interest undiance to be applied to the payment of such taxes and assessments as the same become due or for renewing insurance policies when the same expire or for payment of premiums thereon, and in the event any deficit shall exist in the amount of such deposits. Mortgagors agree to deposit any amount necessary to make up the deficiency. Nothing in this paragraph contained, however, shall relieve Mortgagors from the performance of any other covenants and agreements relative to the payment of laxes, assessments and insurance premiums. In case of default in payment of any monthly installment or in the performance of any of the covenants and agreements of Mortgagors herein contained, the holders of the Note may apply any and all sums then on deposit on account of the indebtedness secured hereby.

IT IS FURTHER UNDERSTOOD AND AGREED THAT: Mortgagors shall (1) promptly repair, restore or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or destroyed; (2) keep said premises in good condition; and repair, without waste, and free from mechanic's or other liens or claims for lien not expressly subordinated to the lien hereof; (3) pay when due any indebtedness which may be secured by a lien or charge on the premises superior to the lien hereof, and upon request, exhibit satisfactory evidence of the discharge of such prior lien to Mortgagee or to holders of the note; (4) complete within a reason able time any buildings now or at any time in process of erection upon said premises; (5) comply with all requirementalloft law or municipal ordinances with respect to the premises and the use thereof; and (6) without prior written consent of the holders of the Note being first had and obtained, not make permit, cause, or contract or agree to, the sale assignment, transfer or lease of said premises, or any portion thereof or interest therein, and not make any material alteration in said premises except as required by law or municipal ordinance.

election after actual or constructive notice of such breach shall be construed as a waiver of or acquiescence in any such conveyance or encumbrance.

UPON THE FILING OF ANY BILL to foreclose this mortgage in any Court having jurisdiction thereof, such Court may appoint any proper person related to each profit of the rents, issues and profits arising out of said premises during the pendency of such foreclosure suit, at a verification to redeem the name from any said that may be made under any decree foreclosing this mortgage shall expire; and such rents, issues and profits when collected may be applied toward the payment of the indebtedness and costs herein mentioned and describe d. And upon the foreclosure and sale of said premises, there shall be first paid out of the proceeds of such said all expenses of advertise act, selling and conveying said premises, and reasonable attorneys or solicitors fees, to be included in

the decree, and all monies / dv need for texes, assessments and other liens; then there shall be paid the principal of said note whether due and payable by the mas thereof or not, and the interest thereon.

DATED, this 23rd degree August	A.D. 19. 90 LANSING ASSOCIATION FOR RETARDED CITIZ
	Lect tolle (SEAT)
$\mathbf{O}_{\mathbf{x}}$	Ted Sailor, Rresident Verginia Podrovahi (SEAL)
STATE of Illinois	Virginia Podgorski, Secretary
Control of the contro	(SEAL)
COUNTY of COOK	(SEAL)
MG#18/N//NAV#1/N/ the undersign	red
<u>, </u>	, a Notary Public in and for said County, in the State afore-
aid, DO HEREBY CERTIFY, that Lansing Assoct	iation for Retarded Citizens; Ted Sailor,
resident, Virginia Podgorski, Secret	
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ersonally known to me to be the same person_S whose n	name subscribed to the
presoins instrument; appeared before me this day in person	n, and acknowledged that the y signed, sealed and delivered
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he said Instrument as free and voluntary elease and weiver of the right of homestead.	set, for the use: and purposes therein set forth, including the
nease and waiver of the right of homestead.	29th
GIVEN under my hand and hoterrar see and	August,
OFFICIAL SEAL" JACQUELINE JARONSKI	Burth Carlot Car
Notary Public, State of Illino	OIS
My Commission Expires Feb. 28, 19	992 COCALILIA ONONCKI TO
	Manye/AV//Hernyek

Real Estate Mortgage
THE FIRST NATIONAL BANK
LANSING, ILLINOIS

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