Dated this

29th

day of

December

1970 IN 16 AN 10: 21

THIS INDENTURE WITNESSETH: THAT THE UNDERSIGNED,

90021442

5-0010841 Spect Led. 20gos

Denise Zimmer

of the Village

of Northlake

County of

Cook

, State of Illinois.

hereinafter referred to as the Mortgagor, does hereby mortgage and warrant to

The First Chicago Bank of DuPage, a corporation organized and existing under the laws of the State of Illinois or to its successors and assigns, hereinafter referred to as the Mortgagee, the following real estate situated in the County of

Cook

in the State of Illinois, to wit:

Lot 5 in Block 13 in Section 2 Country Club addition to Midland Development Company's Northlake Village, a Subdivision in the South West \( \frac{1}{4} \) (except the South 100 rods of the West \( \frac{1}{4} \) of the North East \( \frac{1}{4} \) Except the South 100 rods of the South \( \frac{1}{4} \) of the North West \( \frac{1}{4} \) and the South West \( \frac{1}{4} \) of the North East \( \frac{1}{4} \)) all in Section 32, Township 40 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois. P.I.N. 12-32-111-006-0000

1300

30021442

Common Address: 275 East Palmer, Northlake, II, 60164
TOUETHER with all all these improvements, including all apparatus, equipment, fixtures of articles, whether in single units or centrally controlled, used to supply heat, gas, all conditioning, water, light, power refrigeration, ventilation on the services and only other thing now or hereafts cherein or thereon the furnishing of which by lessors to lessees is customary or appropriate, including erroens, venetian blinds, window shades, storm doors and window short coverings, acreen doors, including erroens, venetian blinds, window which are declared to be apart of said real estate whather physically attached therefor on not), together with all easements and the rents, issues and profits of e ery name, nature and kind it being the intention correby to establish an absolute transfer and assignment to the Mortgager of all lesses and avails of said premises and the furnishings and equipment therein. Such rents, issues and profits shall be applied of all the payment of all coals and expenses of acting linder such assignment, including taxes and assessments, and second to the payment of any indebtedness then due and or incurred hereunder.

TO HAVE AND TO HOLD all of said proper y with said appurtenances, apparatus, fixtures and other equipment unto said Mortgagee forever, for the uses herein set orth, 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 (1) The payment of a note and the performance of the obligations therein contained, executed and delivered concurrently herewith by the Morigagor to the Lockages in the principal sum of

Five Thousand and no/loc-----

----- Dollars (\$ 5,000.00

which is payable as provided in said note, and (2) any additional advances made by the Mortgages to the Mortgagor, or his successors in title 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 not and such additional advances in a sum in excess of

Five Thousand and no/100-----

Dollars (s. 5,000,00

such additional advances shall be evidenced by a Note or other agreement executed by the Mortgagor or his successors in title as being secured by this mortgage, provided that, nothing herein contained shall be considered as limiting the amounts that shall be secured hereby when advanced to protect the security.

THIS MORTGAGE CONSISTS OF TWO PAGES. THE COVENANTS, CONDITIONS AND PROVISIONS APPEARING ON PAGE 2 (the reverse side of this mortgage) ARE INCORPURATED HEREIN BY REFERENCE AND ARE A PART HEREOF AND SHALL BE BINDING ON THE MOR GAGORS, THEIR HEIRS, SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, the day and fee first above written.

Danies Gime	(SEAL)	X	Deure James	(SEAL)
Denise Zimm	(SEAL)			(SEAL)
	(SEAL)	,	Ö	(SEAL)

State of Illinois County of **BuP**age This instrument was prepared by Joyce M. Sparr, First Chicago Bank of Bloomingdale, 114-118 East Lake Street, Bloomingdale, IL 60108

I, THE UNDERSIGNED, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that the above named persons 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 acknowledged that they signed, sealed and delivered the said Instrument as their 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

OFFICIAL SEAL
CHARLES M THREEWITT
NOTARY PUBLIC STATE OF ILLINOIS
My commission of the commission of t

NOTARY PUBLIC

Page 1

## **UNOFFICIAL COPY**

THE COVENANTS CONDITIONS AND PROVISIONS REFERRED TO ON Page 1 (the reverse side of this mortgage):

THE MORTGAGOR COVENANTS

A THE MORTGAGOR COVENANTS

(1) To pay all taxes, and assessments levied or assessed upon said property of any pair thereof under any existing or future law in accordance with the terms of the Note of even date herewith. (2) To seep the improvements now or hereafter upon said premises insured against such hasards or fishlifty, as the Mortgage may reading the approved by the Mortgages All such insurance policies shall contain proper inordgage clauses and the policies—shall be retained by the Mortgagee until the lost is fully repaid; (3) In the event such insurance policies are presented to the Mortgagee on or before the date of (cernifation of) the notice of cancellation, then the Mortgagee shall have the right to declare the total indebtedness due and payable immediately repair, restore or rebuild any buildings or improvement now or hereafter on the premises which may become damaged or goning, health and sanitation laws and ordinances of the Mortgage in a repair in accordance with the building. Bre, goning, health and sanitation laws and ordinances of the Mortgagelly and any other governmental board, suitority or agency which in a suitority or agency of the Mortgage the Mortgage being first had and obtained to suffer or permit any unlawful use of or any nulsance of said property for a purpose other what that for which the same is now used, to say a the angelia and the provements, apparatus, fixtures or equipment one of the Mortgagee being first had and obtained, (a) any unlawful use of or any nulsance to sayist on said property or any ordinance of the mortgage of the mortgage of the provements, apparatus, fixtures or equipment which may be found in the purpose.

\*\*Control of the Mortgage of the suffer or permit any change in the lature or cheracter of the operation of said property or any of the first of the use thereof any change in the sature or cheracter of the operation of the mortgage of the permits of the west the property of the operation of the first obtaining the written approval and consent of the mort

THE MORTGAGOR FURTHER COVENANTS

B THE MORTGAGOR FURTHER COVENANTS

(1) That in case of his failure to perform any of his covenants herein, the Mortgages may do on his behalf everything so he will immediately crusy any monits paid or distursed by the Mortgages for any of the above purposes, and such monites shall be adorted the ungel claimer of the claimers of the late of the history of the above purposes, and such monites shall be adorted the ungel claimer of the claimers of the late of the history of the above purposes, and such monites shall be adorted the sale of the fact of the above purposes, and such monites shall be constructed as requiring the Mortgages to advance any monites for any particular of the series of proceeds of the sale of and premises, if not otherwise daid by him, that it shall not be obligatory upon the particular of the series of the sale of and premises, if not otherwise daid by him, that it shall not be obligatory upon such as the particular of the series of advanced to the control of the series of the sale of any particular shall be constructed as requiring the Mortgages to advance any monites for any particular of the series of the sale of any particular shall be constructed as requiring the Mortgages to advance any monites for any particular shall be constructed as requiring the Mortgages to advance any monites for any particular shall be constructed as requiring the Mortgages to advance any monites for any particular shall be constructed as requiring the Mortgages to advance and advanced to the Mortgages indehicative particular shall be constructed as a shall be constructed as requiring the Mortgages to advance and advanced to the Mortgages indehicative particular to the Mortgages and Mortgages and Mortgages and the sale in the sale of the sa

(7) In case the mortraged property or any part thereof is damaged or destroyed by his or any other cause, or taken by condemnation, then the Migragues is hereby empowered to receive any combensation which may be paid. Any monies so received shall be applied by the Mortragues as it may elect, to the immediate reduction or juyment in full of the indebtedness secured hereby or to the repair and restoration of the property. In the event the Mortragues makes inspections and disbursements during the repair and restoration of the property, the Mortgages may make a charge not to exceed \$% or the amount of such disturgement.

(8) That each right power and remedy herein conferred upon the Mortgagee is cumulative of evr/y that right or remedy of the Mortgagee whether herein or by law conferred and may be enforced concurrently therewith. had no waiver by the Mortgagee of performance of any covenant herein or in said note contained shall thereafter in any miniture affect the right of Mortgagee to require or enforce performance of the same or any other of said covenants that wherever the contact hereof requires, the masculine gender, as used herein, shall include the feminine, and the singular number, as used herein, shall include the feminine, and the singular number, as used herein, shall include the feminine, and the singular number, as used herein, shall include the feminine, and the singular number, as used herein, shall extend to and be binding on the respective heirs, executors administrators, successors and emigens of the Mortgagee

Recorder's Stamp:

FIRST CHICAGO
Bank of DuPage
Newther FDIC 114 118 F. 451 L. 14th Stery Bloomingstale: 1L 60108 (312) 1940, 7200