OR RECORDER'S OFFICE BOX NO.

For Use With Note Perm No. 1447

90 between A.T.G.F. THIS INDENTURE, made BOX 370 Jose Cardenal North Sheridan 0EPT-01 RECORDING \$14. 1+7777 TRAN 5389 06/14/90 12:00:00 +5714 + F ×-90-282617 Chicago, Illinois (STATE) -90-282617 herein referred to as "Mortgagors," and COOK COUNTY RECORDER Robert Korvas (NO. AND STREET) (STATE) Above Space For Recorder's Use Only discount herein referred to as "Mortgagee," witnesseth: THAT WHEREAS in Mortgagors are justly indebted to the Mortgagee upon the installment note of even date herewith, in the principal sum of Twenty Seven Tousand Eight Hundred Fifty and No/100-----DOLLARS 2 (\$ 27.850.00 ) ayable to the order of and delivered to the Mortgagee, in and by which note the Mortgage's promise to pay life said principal sum and interest at the rate at divine tallments as provided in said note, with a final payment of the balance due marks. diyar 19 ..... and all of said principal at 1 in levest are made payable at such place as the holders of the note may from time to time, in writing appoint, and in absence of such appointment, then at the office of the Mortgagee at ... NOW, THEREFORE, the Mortgago's to secure the payment of the said principal sum of money and said interest in accordance with the terms, provisions and limitations of this mortgage, and the performed, and also in consideration of the sum of One Dollar in family paid, the receipt whereof is hereby acknowledged, do by these presents CONVEY AND WARANT unto the Mortgagee, and the Mortgagee's successors and as agree, the following described Real Estate and all of their estate, right, title and interest therein, situate; lying the content of the c and being in the City of Prospect Hatoits Cook \_ COUNTY OF ... AND STATE OF ILLINOIS, to wit: See Exhibit A for legal description which, with the property hereinafter described, is referred to herein us the "premises, Permanent Real Estate Index Number(s): \_ Address(es) of Real Estate: 12 Country Club, Prospect Heights, 90282617 TOGETHER with all improvements, tenements, easements, fixtures, and appurtenances thereto belonging and all rents, issues and profits thereof for so long and during all such times as Mortgagors may be entitled thereto (which are pledged primarily and on a party with said real estate and not secondarily) and all apparatus, equipment or articles now or hereafter therein or thereon used to supply heat, gas, air conditioning, w. ...\*r, light, power, refrigeration (whether single units or centrally controlled), and ventilation, including (without restricting the foregoing) screens, which we hades, storm doors and windows; floor coverings, inador beds, awnings, stoves and water heaters. All of the foregoing are declared to be a part of said real estate: ""ther physically attached thereto or not, and it is agreed that all similar apparatus, equipment or articles hereafter placed in the premises by Mortgagors or the real estate.

TO HAVE AND TO HAV TO HAVE AND TO HOLD the premises unto the Mortgagee, and the Mortgagee's successors and assigns, forever, for the corposes, and upon the uses herein set forth, free from all rights and benefits under and by virtue of the Homestead Exemption Laws of the State of Illinois. Aboth said rights and benefits the Mortgagors do hereby expressly release and waive. The name of a record owner is: Jose Cardenal This mortgage consists of two pages. The covenants, conditions and provisions appearing on page 2 (the reverse side of this mor (g v e) are incorporated in by reference and are a part hereof and shall be binding on Mortgagors, their heirs, successors and assigns. Witness the hand . . . and seal . . . of Mortgagors the day and year first above written (Scal) PLEASE PRINT OF TYPE NAME(S) ... (Seal) (Scal) SIGNATURE(S) State of Illinois, County of I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that Jose Cardenal IMPRESS "OFFICIAL SESANATIVE knows to me to be the same person \_ \_ whose name . CHRISTINE ORIBBIEd before the this day in person, and acknowledged that has signed scaled and delivered the said instrument as **€**RE MOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPLANS 12 25790 free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the 1990 day of . Lozano, Legal Assistant, Commission expires Jeanine A. Kirschbaum & Perlman, 333 W. Wacker Drive, Ste 2700, Chicago, IL Ferrazzano, This instrument was prepared by Barack. (NAME AND ADDRESS) Mail this instrument to (NAME AND ADDRESS) อที่ของที่ ปลามพระส ธหลด อดี

(STATE)

140

(ZIP CODE)

- THE COVENANTS, CONDITION AND PROVISIONS REFERRED TO PAGE THE REVERSE SIDE OF THIS MORTGAGE:

  1. Mortgagors shall (1) promptly repair, restore or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or be 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 thereof; (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 the Mortgagee; (4) complete within a reasonable time any building or buildings now or at any time in process of erection upon said premises; (5) comply with all requirements of law or municipal ordinances with respect to the premises and the use thereof; (6) make no material alterations in said premises except as required by law or municipal ordinance.
- 2. Mortgagors shall pay before any penalty attaches all general taxes, and shall pay special taxes, special assessments, water charges, sewer service charges, and other charges against the premises when due, and shall, upon written request, furnish to the Mortgagee duplicate receipts therefor. To prevent default hereunder Mortgagors shall pay in full under protest, in the manner provided by statute, any tax or assessment which Mortgagors may desire to contest.
- In the event of the enactment after this date of any law of Illinois deducting from the value of land for the purpose of taxation any 3. In the event of the enactment after this date of any law of Illinois deducting from the value of land for the purpose of laxation any lien thereon, or imposing upon the Mortgagee the payment of the whole or any part of the taxes or assessments or charges or liens herein required to be paid by Mortgagors, or changing in any way the laws relating to the taxation of mortgages or debts secured by mortgages or the mortgagee's interest in the property, or the manner of collection of taxes, so as to affect this mortgage or the debt secured hereby or the holder thereof, then and in any such event, the Mortgagors, upon demand by the Mortgagee, shall pay such taxes or assessments, or reimburse the Mortgagee therefor; provided, however, that if in the opinion of counsel for the Mortgagee (a) it might be unlawful to require Mortgagors to make such payment or (b) the making of such payment might result in the imposition of interest beyond the maximum amount permitted by law, then and in such event, the Mortgagee may elect, by notice in writing given to the Mortgagors, to declare all of the indebtedness secured hereby to be and become due and payable sixty (60) days from the giving of such notice.
- 4. If, by the laws of the United States of America or of any state having jurisdiction in the premises, any tax is due or becomes due in respect of the issuance of the note hereby secured, the Mortgagors covenant and agree to pay such tax in the manner required by any such law. The Mortgagors further covenant to hold harmless and agree to indemnify the Mortgagee, and the Mortgagee's successors or assigns, against any liability incurred by reason of the imposition of any tax on the issuance of the note secured hereby.
- 5. At such time as the Mortgagors are not in default either under the terms of the note secured hereby or under the terms of this mortgage, the Mortgagor's shall have such privilege of making prepayments on the principal of said note (in addition to the required payments) as may be provided in said note.
- 6. Mortgagors shall ke p all buildings and improvements now or hereafter situated on said premises insured against loss or damage by fire, lightning and windror a 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, all in companies satisfactory to the Mortgagee, under insurance policies physice in case of loss or damage, to Mortgagee, such rights to be evidenced by the standard mortgage clause to be attached to each policy, and statisfactory and policies, including additional and renewal policies, to the Mortgagee, and in case of insurance about to expire, shall deliver the wal policies not less than ten days prior to the respective dates of expiration.
- 7. In case of default therein, Morgagee may, but need not, make any payment or perform any act hereinbefore required of Mortgagors in any form and manner deemed experient, and may, but need not, make full or partial payments of principal or interest on prior encumbrances, if any, and purchase, discharge, compromise or settle any tax lien or other prior lien or title or claim thereof, or redeem from any tax sale or forfeiture affecting said pre nists or contest any tax or assessment. All moneys paid for any of the purposes herein authorized and all expenses paid or incurred in connection therewith, including attorneys' fees, and any other moneys advanced by Mortgagee to protect the mortgaged premises and the lien hereof, shall be so much additional indebtedness secured hereby and shall become immediately due and payable without notice and with interest need in at the highest rate now permitted by Illinois law. Inaction of Mortgagee shall never be considered as a waiver of any right acert ing to the Mortgagee on account of any default hereunder on the part of the Mortgagors.
- 8. The Mortgagee making any payment hereby authorized relating to taxes or assessments, may do so according to any bill, statement or estimate procured from the appropriate public office office of the accuracy of such bill, statement or estimate or into the validity of any tax, assessment, sale, forfeiture, tax lien or its or claim thereof.
- 9. Mortgagors shall pay each item of indebtedness he en mentioned, both principal and interest, when due according to the terms hereof. At the option of the Mortgagee and without notice to Mortgagors, all unpaid indebtedness secured by this mortgage shall, notwith standing anything in the note or in this mortgage to the contrary, occome due and payable (a) immediately in the case of default in making payment of any installment of principal or interest on the note, in (b) when default shall occur and continue for three days in the performance of any other agreement of the Mortgagors herein container.
- 10. When the indebtedness hereby secured shall become due which is by acceleration or otherwise. Mortgagee shall have the right to foreclose the lien hereof. In any suit to foreclose the lien hereof, there s'all be allowed and included as additional indebtedness in the decree for sale all expenditures and expenses which may be paid or incurred by or on behalf of Mortgagee for attorneys' fees, appraiser's fees, outlays for documentary and expert evidence, stenographers' charges, outleation costs and costs (which may be estimated as terms to be expended after entry of the decree) of procuring all such abstracts if title, title searches, and examinations, title insurance policies, Torrens certificates, and similar data and assurances with respect to title as Mortgagee may deem to be reasonably necessary either to prosecute such suit or to evidence to bidders at any sale which may be nad pursuant to such decree the true condition of the title to reasonable the premises. All expenditures and expenses of the nature in this pragraph mentioned shall become so much additional indebtedness secured hereby and immediately due and payable, with interest thereon. It he highest rate now permitted by Illinois law, when paid or incurred by Mortgagee in connection with (a) any proceeding, including probation of the preparations for the commencement of any suit for the foreclosure hereof after accrual of such right to foreclose whether or not actually commenced; or (c) preparations for the defense of any actual or threatened suit or proceeding. Thick might affect the premises or the security hereof.
- 11. The proceeds of any foreclosure sale of the premises shall be distributed and applied in the following order of priority: First, on account of all costs and expenses incident to the foreclosure proceedings, including all such items as are mentioned in the preceding paragraph hereof; second, all other items which under the terms hereof constitute secured indebtedness additional to that evidenced by the note, with interest thereon as herein provided; third, all principal and interest remaining unpaid on the note; bourth, any overplus to Mortgagors, their heirs, legal representatives or assigns, as their rights may appear.
- 12. Upon or at any time after the filing of a complaint to foreclose this mortgage the court in which suit complaint is filed may appoint a receiver of said premises. Such appointment may be made either before or after sale, without notice, with jut regard to the solvency or insolvency of Mortgagors at the time of application for such receiver and without regard to the then value of the premises or whether the same shall be then occupied as a homestead or not, and the Mortgagee may be appointed as such receiver. Such receiver shall have power to collect the rents, issues and profits of said premises during the pendency of such foreclosure suit and, in each of a sale and a deficiency, during the full statutory period of redemption, whether there be redemption or not, as well as during any further times when Mortgagors, except for the intervention of such receiver, would be entitled to collect such rents, issues and profits, and all other powers which may be necessary or are usual in such cases for the protection, possession, control, management and operation of the premises during the whole of said period. The Court from time to time may authorize the receiver to apply the net income in his hands in payment in whole or in part of: (1) The indebtedness secured hereby, or by any decree foreclosing this mortgage, or any tax, special assessment or other lien which may be or become superior to the lien hereof or of such decree, provided such application is made prior to foreclosure sale; (2) the deficiency in case of a sale and deficiency.
- 13. No action for the enforcement of the lien or of any provision hereof shall be subject to any defense which would not be good and available to the party interposing same in an action at law upon the note hereby secured.
- 14. The Mortgagee shall have the right to inspect the premises at all reasonable times and access thereto shall be permitted for that purpose.
- 15. The Mortgagors shall periodically deposit with the Mortgagee such sums as the Mortgagee may reasonably require for payment of taxes and assessments on the premises. No such deposit shall bear any interest.
- 16. If the payment of said indebtedness or any part thereof be extended or varied or if any part of the security be released, all persons now or at any time hereafter liable therefor, or interested in said premises, shall be held to assent to such extension, variation or release, and their liability and the lien and all provisions hereof shall continue in full force, the right of recourse against all such persons being expressly reserved by the Mortgagee, notwithstanding such extension, variation or release.
- 17. Mortgagee shall release this mortgage and lien thereof by proper instrument upon payment and discharge of all indebtedness secured hereby and payment of a reasonable fee to Mortgagee for the execution of such release.
- 18. This mortgage and all provisions hereof, shall extend to and be binding upon Mortgagors and all persons claiming under or through Mortgagors, and the word "Mortgagors" when used herein shall include all such persons and all persons liable for the payment of the indebtedness or any part thereof, whether or not such persons shall have executed the note or this mortgage. The word "Mortgagee" when used herein shall include the successors and assigns of the Mortgagee named herein and the holder or holders, from time to time, of the note secured hereby

## UNOFFICIAL COPY

LEGAL DESCRIPTION

UNIT NO. 1-28-115-L-U IN ROB ROY COUNTRY CLUB VILLAGE CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF A PARCEL OF LAND IN SECTION 26, TOWNSHIP 42 NORTH RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINCIS, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM MADE BY CENTRAL NATIONSL BANK IN CHICAGO, AS TRUSTEE UNDER TRUST NUMBER 24976. RECORDED NOVEMBER 12, 1982 AS DOCUMENT NUMBER 26, 410,009 TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST APPURTENANT TO SAID UNIT IN THE PROPERTY DESCRIBED IN SAID DECLARATION OF CONDOMINIUM, AS AMENDED FROM TIME TO TIME, EXCEPTING THE UNITS AS DEFINED AND SET FORTH IN THE DECLARATION OF SURVEY, AS AMENDED FROM TIME TO TIME, WITH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH AMMENDED DECLARATION AS SAME ARE FILED OF RECORD PURSUANT TO SAID DECLARATION, AND TOGETHER WITH ADDITIONAL COMMON ELEMENTS AS SUCH ARE AMMNEDED DECLARATIONS ARE FILED OF RECORD, IN THE PERCENTAGES SET FORTH IN SUCH AMMENDED DECLARATIONS WHICH PERCENTAGES SHALL AUTOMATICALLY BY DEEMED TO BE CONVEYED EFFECTIVE ON THE RECORDING OF SUCH AMMENDED DECLARATIONS AS THOUGH 10/4'S OFFICE CONVEYED HEREBY IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NO. 03-26-100-015-1480