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~~Mortgage~~ 37623 Loan No. 01-49368-04

{Corporate Form}

THIS INDENTURE WITNESSETH, That the undersigned
a corporation organized and existing under the laws of the
hereinafter referred to as the Mortgagor, does hereby Mortgage and Warrant to
LAKE SHORE DEVELOPMENT, INC.
STATE OF ILLINOIS

CRAIGIN FEDERAL BANK FOR SAVINGS

a corporation organized and existing under the laws of the **UNITED STATES OF AMERICA**
hereinafter referred to as the **M.**, engages the following real estate in the County of **COOK**
in the State of **ILLINOIS**.

LOT 11 IN BLOCK 19 OF MILLERS ADDITION TO IRVING PARK A
SUBDIVISION IN FITCH & HECKS SUBDIVISION OF THE NORTH EAST 1/4
OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, COMMONLY KNOWN AS
4543 N. KILDARE, CHICAGO, ILLINOIS 60630.
PERMANENT INDEX #L-15-224-003

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• 2023-01-27 20:27:23

Together with all buildings, lands, fixtures, furniture, equipment and other personal property used in the operation of the hotel and the facilities of service, whether or single unit or central, fixed and movable, and all water rights, water power, hydroelectric power, other services and any other thing now or hereafter existing or arising in the business of which the Company may have or acquire, and all rights, claims and demands of the Company against any person or persons for any debts, damages, expenses, costs and charges, or any other amounts or sums due to the Company by reason of any act, omission or default of such person, and all rights, claims and demands of the Company against any person or persons which are enforceable against the Company by virtue of any agreement, contract, lease, license, option, option to purchase, or otherwise, the Management, whether or not due or otherwise to be paid, for the period herein specified. The Management is further authorized to sign and execute any documents, papers and agreements, and to do all acts and things necessary to carry out the intent and purpose of this Article.

To HAVE AND TO HOLD the said premises, and all buildings thereon, fixtures, furniture, equipment, apparatus and implements, and with all the rights and privileges thereunto belonging, unconditionally, for the term herein specified, for the sum, all rights and benefits under the leasehold, excepting and reserving to the State, as it shall be entitled, the sum of \$1000.00 annually, payable when and where

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for the payment of a Note executed by the Mortgagor to the order of the Mortgagee bearing even date herewith in the principal sum of
ONE HUNDRED THOUSAND AND NO 1100 payable Dollars
100000.00 - due Nov. 1st

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* for ten months next thereafter succeeding and a final payment of the unpaid balance of the principal sum together with all the earned and unpaid interest thereupon and all costs, advances, expenses and penalties, if any, which may have accrued thereupon on or before the first day of MAY, 1991.

(3) any advances made by the Mortgagor to the Mortgagee or its successors in title, for any purpose, at any time before the release and cancellation of this Mortgage, but at no time shall this Mortgage exceed advances on account of said original Note together with such additional advances, in a sum in excess of **ONE HUNDRED TWENTY THOUSAND AND NO /100 — Dollars 120000.00**, provided that nothing herein contained shall be considered as limiting the amounts that shall be secured hereby when advanced to protect the security in accordance with covenants contained in the Mortgage.

(3) the performance of all of the covenants and obligations of the Mortgagor to the Mortgagee, as contained herein and in said Note.

THE MORTGAGOR COVENANTS:

(1) To pay said indebtedness and the interest thereon as herein and in said note provided, or according to any agreement extending the time of payment thereof; (2) To pay when due and before any penalty attaches thereto all taxes, special taxes, special assessments, water charges, sewer service charges, and condominium assessments against said property (including those heretofore due), and to furnish Mortgagee, upon request, duplicate receipts therefor, and all such items extended against said property shall be conclusively deemed valid for the purpose of this requirement; (3) To keep the improvements now or hereafter upon said premises insured against damage by fire, and such other hazards as the Mortgagee may require to be insured against; and to provide public liability insurance and such other insurance as the Mortgagee may require, until said indebtedness is fully paid, or in case of foreclosure, until expiration of the

14

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Property of Cook County Clerk's Office

90376284
Box 403

MORTGAGE

LAKE SHORE DEVELOPMENT, INC.

to

CRAGIN FEDERAL BANK FOR SAVINGS

PROPERTY AT:
4543 N. KILDARE (LOT 11)
CHICAGO, ILLINOIS 60630

Loan No. 01-49368-04

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stated or agreed during which it may be held, the Mortgagor shall have the right to require the Mortgagor to pay to him, within 20 days after notice of such non-payment, the amount of all sums due under this paragraph. No sum shall be deductible against Mortgagor's unpaid debts or expenses relating to the subject matter of this paragraph unless remitted within sixty days after Mortgagor's written notice.

b. That upon the commencement of any foreclosure proceeding hereunder, the action in which such bill is filed may at any time, either before or after sale and without notice to the Mortgagor or any party owing under him, and without regard to the solvency of the Mortgagor or the then value of said 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 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 date of sale, towards the payment of the indebtedness, costs, taxes, insurance and other items necessary for the protection and preservation of the property, including the expenses of such receivership, on an as-basis-receive-thee-when-there-be-a-decree therefor in permanent or final, and if a receiver shall be appointed he shall remain in possession of all the expenses of the full period allowed by statute for redemption, whether there be a decree of redemption or not, and until the issuance of writ in case of sale, but if no deed be issued, until the expiration of the statutory period during which it may be issued and possession of said premises shall be nullified by the appointment of a receiver but he may elect to terminate any lease issued to the tenancy.

c. That each right, power and remedy herein conferred upon the Mortgagor is cumulative of every other right or remedy of the Mortgagor, whether herein or by law conferred, and may be enforced concurrently therewith, that no waiver by the Mortgagor of performance of any covenant herein or in said covenants contained shall thereafter in any manner affect the right of Mortgagor to require or enforce performance of the same or any other of said covenants; that wherever the word "he" is used herein, shall include the feminine and the neuter 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 Mortgagor, and that the powers herein contained may be exercised as often as occasion therefor arises.

The Mortgagor hereby waives any and all rights of redemption from sale under any order or decree of foreclosure or this mortgage.

IN WITNESS WHEREOF, the Mortgagor has caused these presents to be signed by its _____ President, and its corporate seal to be hereunto affixed and attested by its _____ Secretary, this 25TH day of JUNE A.D. 19 90 pursuant to authority given by resolution duly passed by the Board of Directors of said Corporation

ATTEST: Kenneth Clark Robert R. Boland President
Secretary

STATE OF ILLINOIS }
COUNTY OF COOK } ss.

I, the undersigned, a Notary Public in
and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT KENNETH CLARK
personally known to me to be the President, LAKE SHORE DEVELOPMENT, INC.

a corporation, and ROBERT R. BOLAND personally known to me to be the President, LAKE SHORE DEVELOPMENT, INC.
Secretary of said corporation, and 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 severally acknowledged that as such officers, they signed and delivered
the said instrument as such officers of said corporation and caused the corporate seal of said corporation to be affixed thereto,
pursuant to authority given by the Board of Directors of said corporation at their free and voluntary act, and as the free and
voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal, this 25TH day of JUNE A.D. 19 90.

Richard J. Jahns
Notary Public

MY COMMISSION EXPIRES

THIS INSTRUMENT WAS PREPARED BY RICHARD J. JAHNS
OF CRAGIN FEDERAL BANK FOR SAVINGS ASSOCIATION
5133 WEST FULLERTON AVENUE, CHICAGO, ILLINOIS 60639

It is understood, agreed and assumed that the interest on each disbursement shall be computed and shall be payable from the actual date on which such disbursement or respective advance of the proceeds of the loan, evidenced by the note secured by this mortgage, was made by the bank from time to time during the progress of the construction of the building situated upon the premises herein described all in conformity with the rules and regulations of the bank applicable to, governing and controlling loans currently in force or which may be adopted hereafter in said respect.

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bequeathed or left in his will to the Trustee, and the Trustee may exercise all the rights and powers of the testator in respect of such property. The Trustee may sell or otherwise dispose of such property, and the Trustee may make a distribution of such property among the beneficiaries in accordance with the terms of the will.

In case of the death of any person before the death of the testator, the Trustee may exercise all the rights and powers of the testator in respect of such property, and the Trustee may make a distribution of such property among the beneficiaries in accordance with the terms of the will.

In case of the death of the testator before the death of any person, the Trustee may exercise all the rights and powers of the testator in respect of such property, and the Trustee may make a distribution of such property among the beneficiaries in accordance with the terms of the will.

If the testator dies before the death of any person, the Trustee may exercise all the rights and powers of the testator in respect of such property, and the Trustee may make a distribution of such property among the beneficiaries in accordance with the terms of the will.

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