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FORM NO 103  
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THIS INDENTURE, made September 11 1991 between  
Willie Taylor, Sr.  
9018 S. Oglesby  
Chicago IL 60617  
(NO AND STREET) (CITY) (STATE)  
herein referred to as "Mortgagors," and  
c/o Levy Venture Management  
7524 N. Wolcott Chicago IL 60626  
(NO AND STREET) (CITY) (STATE)

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Above Space For Recorder's Use Only

THAT WHEREAS the Mortgagors are justly indebted to the Mortgagee upon the installment note of even date herewith, in the principal sum of Forty-Five Thousand and 00/100 DOLLARS (\$ 45,000.00), payable to the order of and delivered to the Mortgagee, in and by which note the Mortgagors promise to pay the said principal sum and interest at the rate and in installments as provided in said note, with a final payment of the balance due on the 1st day of September, 2011, and all of said principal and interest 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 Levy Venture Management, 7524 N. Wolcott, Chicago, IL 60626

NOW, THEREFORE, the Mortgagors 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 performance of the covenants and agreements herein contained, by the Mortgagors to be performed, and also in consideration of the sum of One Dollar in hand paid, the receipt whereof is hereby acknowledged, do by these presents CONVEY AND WARRANT unto the Mortgagee, and the Mortgagee's successors and assigns, the following described Real Estate and all of their estate, right, title and interest therein, situate, lying and being in the City of Chicago, COUNTY OF Cook AND STATE OF ILLINOIS, to wit:

Lot 4 in Block 48 in Hill's Addition to South Chicago in the Southwest 1/4 of Section 31, Township 38 North, Range 15, East of the Third Principal Meridian in Cook County, Illinois.

Commonly known as: 8408 S. Burnham Ave., Chicago, IL 60617.

1500

which, with the property hereinafter described, is referred to herein as the "premises."

Permanent Real Estate Index Number(s): 21-31-315-021-0000

Address(es) of Real Estate: 8408 S. Burnham, Chicago, IL 60617

RIDER TO MORTGAGE ATTACHED HERETO AND MADE A PART HEREOF.

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 parity 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, water, light, power, refrigeration (whether single units or centrally controlled), and ventilation, including (without restricting the foregoing), screens, window shades, storm doors and windows, floor coverings, mador beds, awnings, stoves and water heaters. All of the foregoing are declared to be a part of said real estate whether physically attached thereto or not, and it is agreed that all similar apparatus, equipment or articles hereafter placed in the premises by Mortgagors or their successors or assigns shall be considered as constituting part of the real estate.

TO HAVE AND TO HOLD the premises unto the Mortgagee, and the Mortgagee's successors and assigns, forever, for the purposes, 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, which said rights and benefits the Mortgagors do hereby expressly release and waive.

The name of a record owner is: Willie Taylor, Sr.

This mortgage consists of two pages. The covenants, conditions and provisions appearing on page 2 (the reverse side of this mortgage) are incorporated herein 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.

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)

(Seal) Willie Taylor, Sr. (Seal)  
(Seal) \_\_\_\_\_ (Seal)

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 Willie Taylor, Sr.

personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 official seal, this 11th day of September, 1991  
Commission expires March 4, 1992

This instrument was prepared by Thomas S. Reif, 333 W. Wacker Dr. Ste. 700  
(NAME AND ADDRESS)

Mail this instrument to Thomas S. Reif, James A. Reiman & Assoc., 333 W. Wacker Dr., Suite 700  
(NAME AND ADDRESS) Chicago IL 60606  
(CITY) (STATE) (ZIP CODE)

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

BOX 333

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THE COVENANTS, CONDITIONS AND PROVISIONS REFERRED TO ON PAGE 1 (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.

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 taxation 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 Mortgagee 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 insure all buildings and improvements now or hereafter situated on said premises insured against loss or damage by fire, lightning and winds, or under policies providing for payment by the insurance companies of moneys sufficient either to pay the cost of replacing or repairing in same or to pay in full the indebtedness secured hereby, all in companies satisfactory to the Mortgagee, under insurance policies payable, 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 shall deliver all policies, including additional and renewal policies, to the Mortgagee, and in case of insurance about to expire, shall deliver renewal policies not less than ten days prior to the respective dates of expiration.

7. In case of default therein, Mortgagee may, but need not, make any payment or perform any act hereinbefore required of Mortgagors in any form and manner deemed expedient, 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 premises, 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 thereon at the highest rate now permitted by Illinois law. Inaction of Mortgagee shall never be considered as a waiver of any right accruing 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 without inquiry into the accuracy of such bill, statement or estimate or into the validity of any tax, assessment, sale, forfeiture, tax lien or title or claim thereof.

9. Mortgagors shall pay each item of indebtedness herein 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, notwithstanding anything in the note or in this mortgage to the contrary, become due and payable (a) immediately in the case of default in making payment of any installment of principal or interest on the note, or (b) when default shall occur and continue for three days in the performance of any other agreement of the Mortgagors herein contained.

10. When the indebtedness hereby secured shall become due whether by acceleration or otherwise, Mortgagee shall have the right to foreclose the lien hereof. In any suit to foreclose the lien hereof, there shall 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, publication costs and costs (which may be estimated as to items to be expended after entry of the decree) of procuring all such abstracts of title, title searches, and examinations, title insurance policies, Torrens certificates, and similar data and assurances with respect to the said premises as Mortgagee may deem to be reasonably necessary either to prosecute such suit or to evidence to bidders at any sale which may be had pursuant to such decree the true condition of the title to or the value of the premises. All expenditures and expenses of the nature in this paragraph mentioned shall become so much additional indebtedness secured hereby and immediately due and payable, with interest thereon at the highest rate now permitted by Illinois law, when paid or incurred by Mortgagee in connection with (a) any proceeding, including probate and bankruptcy proceedings, to which the Mortgagee shall be a party, either as plaintiff, claimant or defendant, by reason of this mortgage or any indebtedness hereby secured; or (b) 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 which 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; fourth, 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 such complaint is filed may appoint a receiver of said premises. Such appointment may be made either before or after sale, without notice, with or without 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 case 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 account 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.

RIDER TO MORTGAGE ATTACHED HERETO AND MADE A PART HEREOF

988683

RIDER

This Rider is attached to and is hereby made a part of that certain Mortgage (Illinois) (the "Mortgage"), dated September 11, 1991, made by Willie Taylor, Sr. ("Mortgagor"), which Mortgage is security for an Installment Note of even date herewith (the "Note"). The terms set forth herein shall control in the event of a conflict between the terms hereof and the terms of the Mortgage.

The Mortgagor further agrees as follows:

R-1. The Mortgagor shall pay to the holder of the Note (the "Holder"), on the same day that Mortgagor makes her monthly payment under the Note, one-twelfth (1/12th) of the Holder's reasonable estimate of the current amount of the annual real estate tax bill (the "Taxes") in order that the Holder shall have on deposit at all times during the duration of this Mortgage an amount equal to Mortgagor's accrued liability for Taxes. No interest shall be paid on any sums so deposited by Mortgagor. Such monthly deposits shall be applied against Mortgagor's obligation to pay Taxes and other payable impositions as the same become due and payable. The payment of the deposits shall not limit or alter in any respect the obligation of Mortgagor to pay the Taxes. Anything herein to the contrary notwithstanding, the Holder may apply any part or all of the monies so deposited for the payment of the Taxes hereunder to cure any default of Mortgagor under this Mortgage or the Note, in which case Mortgagor agrees to pay to the Holder, within three (3) business days of written demand therefor, an amount equal to the amount so applied. Upon receipt of the actual bill for any Taxes, if the amount due is greater than the amount deposited with the Holder pursuant to this paragraph, Mortgagor shall pay the difference within ten (10) days of written demand. If the amount due is less than the amount deposited with the Holder, the amount in excess of such sum shall be credited against the next installment due. Mortgagor expressly agrees that the Holder may commingle the deposits due hereunder with other sums held by the Holder.

R-2. Within fifteen (15) days after the issuance of a bill for any Taxes, the Mortgagor shall forward said bill to the Holder together with the amount, if any, by which the said bill exceeds the amount previously deposited by the Mortgagor with the Holder. Upon receipt of such bill and additional payment, if any, the Holder shall promptly pay the amount due under such bill to the proper governmental authority and shall forward to the Mortgagor a receipted copy of said paid bill. It shall be the sole responsibility of the Mortgagor to obtain a copy of the yearly real estate tax bill and to deliver same to the Holder for payment. In the event the Holder does not receive said tax bill in time to promptly satisfy such payment, the Holder shall not be liable or responsible for the payment of such bill if the Mortgagor has not deposited sufficient funds to pay same nor shall the Holder be liable or responsible for any penalty imposed on any delinquent payment or for any forfeiture or cancellation for any non-payment.

R-3. The Mortgagor shall maintain at all times during the existence of this Mortgage a Homeowner's Insurance Policy, in form reasonably satisfactory to the Holder, with extended coverage for fire, theft, and property damage, on the subject property, in an amount not less than the full insurable replacement value thereof and in no event less than the remaining principal balance of the Note.

R-4. All insurance policies required hereunder shall be obtained by the Mortgagor, at Mortgagor's sole expense. The insurance required pursuant to this Rider shall be issued by companies of recognized financial standing authorized to issue such insurance in the State of Illinois and which are reasonably satisfactory to the Holder. Every policy which Mortgagor is obligated to carry under the terms of this Rider shall contain an agreement by the insurer that it will not cancel or amend such policy except after thirty (30) days' prior written notice to the Holder. The Holder shall be named as an additional insured in each such policy required hereunder. The Mortgagor agrees to have included in said policies a waiver of subrogation by the insurance carrier. Certificates evidencing such policies of insurance shall be furnished to the Holder by the Mortgagor.

R-5. Insurance claims accruing by reason of damage to or destruction of any portion of the subject property shall be adjusted only by Holder, and the entire amount of any proceeds

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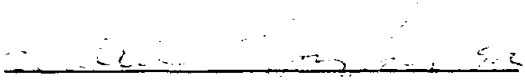
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paid pursuant to any such claim shall be paid only to the Holder, and Mortgagor shall have no claim thereto or interest therein.

R-6. Any default in the provisions of this Rider are to be considered a material default in the provisions of the Mortgage.

  
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Willie Taylor, Sr.

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