

# UNOFFICIAL COPY

## Mortgage

7 7 3  
Loan No. 01 62697 04

(Corporate Form)

THIS INDENTURE WITNESSETH That the undersigned **CRAGIN SERVICE CORPORATION**  
a corporation organized and existing under the laws of the **STATE OF ILLINOIS**  
hereinafter referred to as the **Mortgagor**, does hereby Mortgage and Warrant to

### CRAGIN FEDERAL BANK FOR SAVINGS

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

**LOT 5 IN MONTARELLI BUILDERS SUBDIVISION UNIT 2, BEING A  
SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 40  
NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK  
COUNTY, ILLINOIS, COMMONLY KNOWN AS 6726 W BERENICE, CHICAGO,  
ILLINOIS 60634  
PERMANENT INDEX # 13-19-205-004**

Together with all buildings, improvements, fixtures, appurtenances, now or hereafter erected thereon, and the contents thereof, including all apparatus, equipment, fixtures, or articles, whether in single units or centrally controlled, used to supply heat, gas, air conditioning, water, light, power, refrigeration, ventilation or other services, and any other thing now or hereafter thereon or thereunder, the furnishing of which is necessary, customary or appropriate, including screens, window shades, storm doors and windows, floor coverings, screens, awnings, door bells, receptacles, stoves and water heaters, all of which are intended to be and are hereby declared to be a part of said real estate, whether physically attached thereto or not, and also together with all easements and the rents, issues and profits of said premises which are hereby pledged, assigned, transferred and set over unto the Mortgagee, whether now due or hereafter to become due as provided herein. The Mortgagee is hereby subrogated to the rights of all mortgagees, lienholders and owners paid off by the proceeds of the loan hereby secured.

**TO HAVE AND TO HOLD** the said property, with said buildings, improvements, fixtures, appurtenances, apparatus and equipment, and with all the rights and privileges thereto belonging, unto said Mortgagee forever, for the uses hereon set forth, free from all rights and benefits under the homestead exemption and valuation laws of any state, which said rights and benefits said Mortgagor does hereby release and waive.

#### TO SECURE

(1) 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 THIRTY THOUSAND AND NO /100** Dollars, \$ 130000 00, which Note is payable

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 **SEPTEMBER, 1997**

(2) any advances made by the Mortgagee to the Mortgagor or its Successor 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 Note together with such additional advances, in a sum in excess of **ONE HUNDRED FIFTY-SIX THOUSAND AND NO /100** Dollars, \$ 156000 00, provided that, nothing herein contained shall be considered as limiting the amounts that shall be secured hereby when advanced to protect the security of or 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:

A. (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

CRAGIN SERVICE CORPORATION  
773  
100  
(766) 512-6111  
1-800-922-1866

CRAGIN FEDERAL BANK FOR SAVINGS

Bx 403

91595773

Box 403

**MORTGAGE**

CRAGIN SERVICE CORPORATION

to

CRAGIN FEDERAL BANK FOR SAVINGS

PROPERTY AT  
6726 W. BERENICE (LOT 5 UNIT 2)  
CHICAGO, ILLINOIS 60634

Loan No. 01 62692-04

Property of Cook County Clerk's Office

9/10/2003



