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CONSTRUCTION FIRST MORTGAGE

THIS INSTRUMENT, made this 27th day of December, 1991, between MARION P. HUNT and ALICE L. HUNT, his wife, ("Mortgagee"), and FIRST STATE BANK & TRUST COMPANY OF PARK RIDGE, an Illinois banking corporation (hereinafter referred to as "Mortgagor") with recitals:

THE MORTGAGEE has advanced to the Mortgagee a First Mortgage Construction Note (hereinafter referred to as "Note") bearing even date herewith in the principal sum of TWO HUNDRED SIXTY THOUSAND AND NO/100 DOLLARS (\$260,000.00) such payable to Mortgagee and secured, in and by which Note Mortgagee promises to pay on or before September 17, 1992 the said principal sum with interest and costs due on the Note.

All such payments in accordance of the said indebtedness advanced by said Note and Note First applied to interest on the unpaid principal balance and the remainder to prepay principal of said indebtedness and interest thereon, payable to the Mortgagee at Park Ridge, Illinois.

NOW KNOW YE, that the Mortgagee covenants the payment of said Note in accordance with its terms and the terms provisions and conditions of this Mortgage and all agreements, conditions, covenants and covenants thereof, together with the interest and charges thereon provided for and the performance of the covenants and agreements herein contained, by the Mortgagee, Park Ridge, Illinois, and also in consideration of other good and valuable consideration, the receipt and full efficacy of which is hereby acknowledged, do by these present Mortgage and Mortgage to the Mortgagee, its successors and assigns, the following described Real Estate in the County of Cook, and State of Illinois, to-wit:

LOT 11 OF THE TRACT OF LAND KNOWN AS THE EAST HALF OF SECTION 34, TOWNSHIP 40 N., RANGE 12 E., COUNTY OF COOK, ILLINOIS, AND ALSO THE EAST HALF OF THE NORTH HALF OF SECTION 34, TOWNSHIP 40 N., RANGE 12 E., COUNTY OF COOK, ILLINOIS, TO-WIT: THE EAST HALF OF THE NORTH HALF OF SECTION 34, TOWNSHIP 40 N., RANGE 12 E., COUNTY OF COOK, ILLINOIS, AS SHOWN BY THE PLAT THEREOF FILED FOR THE RECORD IN THE OFFICE OF COOK COUNTY, CLERK OF COURTS, AND AN INSTRUMENT NO. 90400845-1 IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 09-03-001-007-0000

COMMON ADDRESS: 1301 Halsted Street, Park Ridge, Illinois 60068

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

This mortgage, together with all payments thereon, is intended for the construction of improvements on the land, and constitutes a "Construction Mortgage" within the meaning of Section 9-3.110 of the Illinois Uniform Code of Laws.

THE MORTGAGEE warrants, covenants, represents and warrants that the premises, together with the improvements thereon, and all appurtenances, rights, benefits, interests, claims, and advantages thereunto in any way connected, appurtenant and in any way connected, which are here by expressly conveyed and assigned to the Mortgagee and which were by deed or otherwise lawfully acquired by the Mortgagee, together with the property herein conveyed, shall be used for the payment of the moneys secured by this Mortgage, and any other appurtenances, fixtures and improvements that may at any time be placed on any building now or hereafter standing on the premises.

MAR H Hunt
ALICE L Hunt

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4. Mortgagee shall keep all buildings and improvements now or hereafter erected on said premises insured against loss or damage by fire, lightning and such other causes and hazards as are insurable under the present and future forms of all existing insurance policies providing for payment by the insurer, in the event of a loss, with intent to pay the amount of such loss in the event of a payment or repayment of the loan or to pay in full the indebtedness incurred hereby, by one or more policies satisfactory to the Mortgagee, and to cause such policies to pay the amount of loss or damage to Mortgagee's rights to be determined by the standard contract of insurance obtained through policy, and shall file a copy of each policy with Mortgagee, and shall file a copy of each policy with the respective title of insurance, which shall be done not later than ten days prior to the respective date of expiration of each policy. Insurance shall conform to provisions requiring that the coverage shall not be terminated or materially modified without thirty (30) days' prior written notice to the Mortgagee. If the insurance policies described herein contain a co-insurance provision, Mortgagee agrees to maintain continuous coverage which shall conform to compliance with any clause or provision.

Mortgagee shall furnish Mortgagee with a name and address of Mortgagee that is in effect of Mortgagee's liability to contribute to Mortgagee that the present and future located in an area designated by the Secretary of Housing and Urban Development as having special flood hazards.

5. In case of loss by fire or other cause by the Mortgagee for the benefit of the owner of the building, proceeds of the policy or the terms of the contract, or the same may be used by either (a) the owner and/or any other under such conditions and subject to the consent of Mortgagee, or (b) to pay the Mortgagee, together with the insurance company or corporation on the amount to be paid upon the loss, or to cause Mortgagee to authorize to apply such proceeds for any such insurance money. In the event Mortgagee elects to apply such insurance proceeds in satisfaction of the indebtedness incurred hereby, all expenses and fees of cost of such insurance proceeds and paid to Mortgagee, and shall be for the account of and agreed that should the insurance proceeds be insufficient to pay the then existing indebtedness incurred hereby, together with all accrued interest thereon, fees and charges, Mortgagee's agent, its heirs, executors, assigns, the entire unpaid balance of the debt incurred hereby shall immediately due and payable, and the failure of the payment thereof shall be a default hereunder.

In the event Mortgagee elects to apply such insurance proceeds to be applied for the cost of rebuilding or restoration of the building and improvements on the premises, such funds will be made available for disbursement by Mortgagee.

In the event such proceeds are applied toward restoration or rebuilding, the buildings and improvements shall be reconstructed or rebuilt in whole or at least equal value and substantially the same character and quality as the buildings or improvements. Such proceeds shall be used for the time to be specified by Mortgagee, and Mortgagee shall be furnished with satisfactory evidence of the actual cost of completion thereof and with any other pertinent information, warranty of work, contractor's sworn statement and other evidence of actual cost of payment, including amount of any and each bid, plan and/or a performance bond or bonds to be furnished by the Mortgagee. The use of such dual obligation, and actual cost shall be on the part of the contractor or company or corporation as may be satisfied to the Mortgagee. All plans and specifications for such rebuilding or restoration shall be presented to and approved by Mortgagee prior to the commencement of any such repair or rebuilding. At all times the undistributed balance of such proceeds remaining in the hands of the Mortgagee shall be at least sufficient to pay for the cost of completion of the work and close of loans.

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against Mortgagee and not deemed within thirty (30) calendar days, under any provision of any state or federal banking law in effect at the time of filing; (d) immediately in the event Mortgagee makes an assignment for the benefit of creditors, liquidation or becomes unable to meet his obligations as they become due; or (e) immediately in the event of any levy or lien including, but not limited to, levy on funds remaining free of all liens to pay any federal tax being filed against the Mortgagee or the guarantor; or (f) when default shall occur and continue for three days in the performance of any other agreement of the Mortgagee and hereinafter in any other agreement of the Mortgagee with the Mortgagee.

10. In the event a foreclosure sale by whom shall become due, whether by acceleration or otherwise, Mortgagee shall have the right to foreclose the loan hereon, to bring suit to foreclose the loan hereon, to sell the real estate included in the loan and to execute the deed for sale of all or part of the premises including the lots which may be paid or secured by one or both of Mortgages, and to employ and to retain attorneys' fees, Mortgagee's fees, appraiser's fees, broker's commissions, advertising expenses, outlays for advertising and expert evidence, stenographic charges, publication costs and costs (which may be estimated on the basis to be expended off the net proceeds of the sale) of procuring all abstracts of title, title searches and examinations, mortgages and other documents, and other data and information with respect to the real estate, and to do all such other things as may be necessary or proper to carry out or to evidence the foreclosure of any loan which may be subject to such deed. The reasonable costs of the title to be obtained by the Mortgagee. All expenses and expenses of the nature mentioned herein shall be paid by the mortgagor and additional such expenses incurred hereby and payable, with interest thereon at the rate stated in the Note (unless payment of interest at such rate would be contrary to applicable law, in which case such interest shall bear interest at the highest rate permitted by applicable law), when paid or incurred by Mortgagee in connection with (a) any proceeding, including probate and bankruptcy proceedings, to which either of them shall be a party, either as plaintiff, claimant or defendant, by reason of this Mortgage or any indebtedness hereby secured, and (b) preparation for the enforcement of any suit for the foreclosure hereof after accrual of such right to foreclose, whether or not actually exercised; or (c) preparation for the defense of any threatened suit or proceeding which might affect the performance of the security hereby, whether or not actually exercised.

11. The proceeds of any foreclosure sale of the premises shall be distributed and applied in the following order of priority: (1) first, on account of all costs and expenses incident to the foreclosure proceedings, including, but not limited to, all costs of suit and all costs of the proceeding payable by or for account of the mortgagor, which under the terms hereof are hereby secured indebtedness additional to that secured by the Note, with interest thereon as hereinafter provided; third, all non-mortgage indebtedness remaining unpaid on the Note; fourth, any amount due to Mortgagee, its successors or assigns, or their legal heirs or assigns.

12. Upon receipt of any proceeds after the filing of a bill to foreclose this Mortgage, the court in which such bill is filed may appoint a receiver of said proceeds, which appointment may be made without notice, without regard to the solvency or insolvency of Mortgagee at the time of application for such receiver and without regard to the value of the proceeds or whether the same shall be then expended or not, and without regard to the pendency of such foreclosure suit and the Mortgagee may be appointed as such receiver. The court has the authority to have any authority the receiver to apply the net proceeds of such foreclosure in whole or in part to: (a) the indebtedness secured hereby, or any debt due to or by the Mortgagee or any tax, special assessment or other lien which may be or become superior to the indebtedness or of such debt or proceeds of such application in whole prior to foreclosure, and; (b) the deficiency or loss of a sale and deficiency.

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13. No action for the enforcement of the terms 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 facts hereby secured.

14. Mortgagee shall have the right to inspect the premises at all reasonable times and access thereto shall be permitted for that purpose.

15. In further security for payment of the indebtedness and performance of the obligations, covenants, and agreements secured hereby, the Mortgagee hereby assigns to the Mortgagee all claims already existing and to be created in the future, together with all rents, tolls, overles and underles existing or future. This assignment, however, shall be operative only in the event of the occurrence of a default hereunder, or under the Note or other instrument collateral hereto; and in any such case the Mortgagee hereby confers on the Mortgagee the exclusive power, to be used or not be used as it may be deemed proper, to act as agent, or to appoint a third person to act as agent for the Mortgagee, with power to take possession of, and collect all rents arising from, the Premises and apply same, and, at the option of the Mortgagee, to the payment of the mortgage debt, taxes, costs of collection, repairs, expenses incident to managing, and other expenses, in such order of priority as the Mortgagee may determine, and to turn any balance remaining over to the Mortgagee; but such collection of rents shall not operate as any abatement of the tenant or leasee of the Premises by the Mortgagee, and the Premises should be acquired by the Mortgagee. The Mortgagee shall be liable to account only for rents and profits actually received by the Mortgagee. In exercising any of the powers conferred in this section, the Mortgagee may also take possession of, and for these purposes use, any and all personal property contained in the Premises and used by the Mortgagee on the rental or leasing basis of or any part thereof.

16. In case the premises, or any part thereof, shall be taken by eminent domain or condemnation, the Mortgagee is hereby empowered to collect and receive all compensation which may be paid for any property taken, for damages to any property not taken, and all compensation so received shall be forthwith applied by the Mortgagee as at any other time to the immediate reduction of the indebtedness secured hereby, or to the repair and restoration of any property so damaged, provided that any excess over the amount of the indebtedness shall be redressed to the Mortgagee or their assigns.

17. In addition to all other rights of the Mortgagee whether contained herein or in other agreements with the Mortgagee, in case of default hereunder in the abovementioned loan agreement, the Mortgagee shall be fully and completely entitled and authorized, by the Mortgagee, without any further consent or authorization, to extend all sums of money which in the Mortgagee's judgment and discretion shall be reasonably necessary, for the following purposes:

- (a) To protect and preserve the premises;
- (b) To complete the improvements on the premises and to pay and satisfy all obligations incurred for materials and labor employed in such construction;
- (c) To pay for all work and materials already provided and furnished to the Mortgagee, the Mortgagee being authorized either to continue and construction under outstanding contracts of the Mortgagee or to create independent contracts for such completion.

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In consideration of the Mortgage making duly lawful recording, the Mortgage hereby appoints the Mortgagee as its agent for the purpose of making the foregoing assignments and for the purpose of carrying out in every respect the authority herein granted, and upon the completion of the improvements to execute any and all documentation in the name of and on behalf of the Mortgagee relating to the sale or payment of the proceeds, and to cause the proceeds of said sale or payment to apply to the indebtedness evidenced by the Note.

18. Mortgagee has no duty to examine the title, location, existence, or condition of the premises, nor shall Mortgagee be obligated to record this Mortgage or to exercise any power herein given unless expressly required by the terms hereof, and shall be liable for any acts or omissions hereunder, whether or not negligent, and shall not be liable for exercising any power herein given.

19. Mortgagee shall have this Mortgage and the term thereof by proper instrument upon presentation of satisfactory evidence that all indebtedness evidenced by this Mortgage has been fully paid. Mortgagee shall also pay for certain releases due to prior to issuance of the release deed.

20. This Mortgage and all provisions hereof, shall extend to and be binding upon Mortgagee and all persons claiming under or through Mortgagee, and the word "Mortgagee" when used herein shall include a successor-in-interest and all persons liable for the payment of the indebtedness or any part thereof, whether or not such persons shall have executed the Note on this Mortgage. The name of any gender applicable to all persons, if so written or orally named as Mortgagee, the obligations hereunder of each such party as joint and several Mortgagee may assign all or any portion of its rights and interests under this Mortgage without the consent of the Mortgagee.

21. In the event of the passage after the date of this Mortgage of any law changing in any way the laws now in force for the taxation of mortgages, or duties imposed thereby, or the manner of operation of such taxes, so as to affect the interest of Bank, then and in such event Mortgagee shall pay the full amount of such taxes.

22. To the fullest extent permitted by law, Mortgagee and its agents will not at any time apply for or in any manner attempt to claim or obtain, itself or any (1) control, appointment, valuation, or any word or "control" now existing or hereafter enacted, order to prevent or hinder the enforcement or foreclosure of this Mortgage, but hereby waives the benefit of such laws. To the fullest extent permitted by law, Mortgagee, for itself and its agents, shall through or under its agents and assigns, to have the property and estates comprising the premises marshalled upon any foreclosure of the indebtedness and agree that any court having jurisdiction to foreclose shall have no order the premises sold as an entirety.

23. This Mortgage shall be governed by and interpreted according to the laws of the State of Illinois. In the event of any provision of the Mortgage, or the Note, conflict with local law, such conflict shall not affect any other provision of the Mortgage or the Note which can be given effect without reference to the conflict. In the event, the provisions of the Mortgage and the Note shall be deemed severable.

24. Any notice, demand, request or other communications directed to be given or required pursuant to the terms hereof shall be in writing and shall be deemed given when personally received or on the second (2nd) day following deposit of the same in the United States Mail via registered or certified mail, return receipt requested, postage prepaid, addressed to the Mortgagee at the address set forth below or to the Mortgagee in the Bank's main office or to such other address as

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either the Mortgage or the Mortgagee, or the other party in writing.

25. The rights and remedies of Mortgagee under this Mortgage are cumulative and are not in lieu of, but are in addition to, any other rights or remedies which Mortgagee shall have under the Note or any other instrument constituting security for the Note, or at law or in equity.

26. This Mortgage shall not be amended, modified or discharged, or any waiver of any provision hereof be effective as against Mortgagee, except only by an instrument in writing and signed by the party against whom enforcement of any waiver, amendment, change, modification or discharge is sought.

27. Mortgagee, at its expense, will execute, acknowledge and deliver such instruments and take such actions as Mortgagee may deem to be necessary to carry out the intent and purpose of this Mortgage.

IN WITNESS WHEREOF, Mortgagee has caused these presents to be signed the day and year first above written.

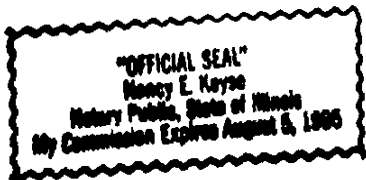
Morton P. Hunt
Morton P. Hunt

Alice L. Hunt
Alice L. Hunt, his wife

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid DO HEREBY CERTIFY that Morton P. Hunt and Alice L. Hunt, his wife, who are 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 and delivered the said instrument as their own free and voluntary act for the uses and purposes therein set forth.

I am under my hand and official seal, this 27 day of December 1956.



Nancy E. Keyse
Notary Public

THIS INSTRUMENT PREPARED BY AND DELIVERED TO:
Robert T. Kowall, Vice President
FIRST STATE BANK & TRUST COMPANY
OF PARK RIDGE
607 W. Devon Ave., Park Ridge, Ill. 60068

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BOX 333