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AS DETERMINED by the Mortgagee herein to me, and in order to provide for the payment of taxes, assessments and insurance premiums required to be paid hereunder by Mortgagors, Mortgagors shall deposit with the holders of the Note, or such other person, firm or corporation as the holders of the Note may designate, on each monthly payment date an amount equal to 1/12th of the annual taxes and assessments levied against the premises and 1/12th of the annual premium on all such insurance as determined by the amount of the last available bills. The monies thus deposited in such tax and insurance reserves are to be held without interest and are to be applied to the payment of such taxes and assessments as the same become due or for renewing insurance policies when the same expire or for payment of premiums thereon, and in the event any deficit shall exist in the amount of such deposits Mortgagors agree to deposit any amount necessary to make up the deficiency. Nothing in this paragraph contained, however, shall relieve Mortgagors from the performance of any other covenants and agreements relative to the payment of taxes, assessments and insurance premiums. In case of default in payment of any monthly installment or in the performance of any of the covenants and agreements of Mortgagors herein contained, the holders of the Note may apply any and all sums then on deposit on account of the indebtedness secured hereby.

IT IS FURTHER UNDERSTOOD AND AGREED THAT: Mortgagors shall (1) promptly repair, restore or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or 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 hereof; (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 Mortgagee or to holders of the note; (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; and (6) without prior written consent of the holder or holders of the Note being first had and obtained, not make, permit, cause, or contract or agree to, the sale, assignment, transfer or lease of said premises, or any portion thereof or interest therein, and not make any material alteration in said premises except as required by law or municipal ordinance.

The Holders of the Note may elect to accelerate as provided in the Note for breach of this covenant, and no delay in such election after actual or constructive notice of such breach shall be construed as a waiver of or acquiescence in any such conveyance or encumbrance.

UPON THE FILING OF ANY BILL to foreclose this mortgage in any Court having jurisdiction thereof, such Court may appoint any proper person receiver, with power to collect the rents, issues and profits arising out of said premises during the pendency of such foreclosure suit, and until the time to redeem the same from any sale that may be made under any decree foreclosing this mortgage shall expire; and such rents, issues and profits when collected may be applied toward the payment of the indebtedness and costs herein mentioned and described. And upon the foreclosure and sale of said premises, there shall be first paid out of the proceeds of such sale all expenses of advertisement, selling and conveying said premises, and reasonable attorneys' or solicitors' fees, to be included in

the decree, and all monies advanced for taxes, assessments and other liens; then there shall be paid the principal of said note whether due and payable by the terms thereof or not, and the interest thereon.

DATED, this 31st day of January, A.D. 19 91.

FIRST NATIONAL BANK OF ILLINOIS, TRUSTEE (SEAL)  
UNDER TR. AGREE DTD 7/25/86 AKA TR. 3709,  
TR. AGREE DTD 11/10/86 AKA TR. 3711, (SEAL)  
TR. AGREE DTD 9/20/90 AKA TR. 3987  
SEE ATTACHED SIGNATURE SHEETS (SEAL)

STATE of \_\_\_\_\_ } ss.  
COUNTY of \_\_\_\_\_ }

I, \_\_\_\_\_ a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that \_\_\_\_\_

personally known to me to be the same person whose name \_\_\_\_\_ subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as \_\_\_\_\_ 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 notarial seal, this \_\_\_\_\_ day of \_\_\_\_\_

A.D. 19 \_\_\_\_\_

Notary Public

Real Estate Mortgage

TO  
THE FIRST NATIONAL BANK  
OF ILLINOIS  
LANSING, ILLINOIS

91052441

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MERLE J. HERRICK  
Notary Public State of Illinois  
My Commission Expires 11/2/93

Notary Public

11/2/93

MY COMMISSION EXPIRES:

31057444

GIVEN under my hand and Notarial Seal this 31st day of January, 1991

as Trustee for the uses and purposes therein set forth.  
free and voluntary act, and as the free and voluntary act of said National Banking Association  
the said corporate seal of said National Banking Association to said instrument as his own  
that he, as custodian of the corporate seal of said National Banking Association, did affix  
forth; and the said Sr. Vice President  
of said National Banking Association, as Trustee, for the uses and purposes therein set  
said instrument as their own free and voluntary acts, and as the free and voluntary act  
appeared before me this day in person and acknowledged that they signed and delivered the  
such Trust Officer and Sr. Vice President, respectfully,  
to me to be the same persons whose names are subscribed to the foregoing instrument as  
Haase, of said FIRST NATIONAL BANKING ASSOCIATION, personally known  
FIRST NATIONAL BANK OF ILLINOIS, a National Banking Association, and William C.  
State aforesaid, DO HEREBY CERTIFY, that David A. Devoung, of the  
I, Merle J. Herrick, A Notary Public in and for said County and in the

State of Illinois )  
) SS  
County of Cook )

William C. Haase, Sr. Vice President

BY *[Signature]*  
David A. Devoung, Trust Officer

ATTEST:

FIRST NATIONAL BANK OF ILLINOIS,  
Trustee under the provisions of a Trust  
Agreement dated 11/10/86  
and KNOWN AS TRUST NO. 3711

IN WITNESS THEREOF, First National Bank of Illinois, not personally but as Trustee  
aforesaid, has caused these presents to be signed by its Trust Officer  
or one of its  
and its corporate seal to be hereunto affixed  
and attested by its Sr. Vice President, this 31st day of January, 1991.

THIS MORTGAGE is executed by the FIRST NATIONAL BANK OF ILLINOIS, LANSING,  
ILLINOIS not personally but as Trustee as aforesaid in the exercise of the power and authority  
conferred upon and vested in it as such Trustee (and said First National Bank of Illinois,  
hereby warrants that it possesses full power and authority to execute this instrument), and  
it is expressly understood and agreed that nothing herein or in said note contained shall be  
construed as creating any liability on the said first Party or on said First National Bank of  
Illinois personally to pay the said note or any interest that may accrue thereon, or any  
indebtedness accruing hereunder or to perform and covenant either express or implied herein  
contained, all such liability, if any, being expressly waived by Mortgagee and by every person  
now or hereafter claiming any right or security hereunder and that so far as the First Party  
and its successors and said First National Bank of Illinois personally are concerned, the legal  
holder or holders of said note and the owner or owners of any indebtedness accruing hereunder  
shall look solely to the premises hereby conveyed for the payment thereof, by the enforce-  
ment of the lien hereby created, in the manner herein and in said note provided or by action  
to enforce the personal liability of the guarantor, if any.

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