

# UNOFFICIAL COPY

91068294

## Mortgage

Loan No. 91-60578-04

(Corporate Form)

HIS EXCELLENCY THE GOVERNOR OF THE STATE OF ILLINOIS  
DO HEREBY CERTIFY 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 25 IN FONTARELLI BUILDERS SUBDIVISION UNIT 1, BEING A  
SUBDIVISION IN THE NORTH EAST 1/4 OF SECTION 19, TOWNSHIP 40  
NORTH, RANGE 23 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK  
COUNTY, ILLINOIS, COMMONLY KNOWN AS 6741 W BYRON, CHICAGO,  
ILLINOIS 60634.  
PERMANENT INDEX # 17-11-205-004

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Together with all buildings, improvements, fixtures or appurtenances now or hereafter erected thereon or placed thereon, 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 by lessors to lessees is customary or appropriate, including screens, window shades, storm doors and windows, floor coverings, screen doors, in a door beds, awnings, 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 or 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 thereunto belonging, unto said Mortgagee hereon for the uses herein set forth, free from all rights and benefits under the homestead, exemption and limitation laws of any state, which said rights and benefits said Mortgagee does hereby release, and I give

#### TO SECURE

(a) 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 TWENTY-FIVE THOUSAND AND NO /100 Dollars  
is payable  
\$ 125000.00 which Note together with interest thereon or thereunder payable in monthly installments of Dollars

\_\_\_\_\_ day of \_\_\_\_\_ 1991

(b) 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 DECEMBER, 1991

(c) 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 THOUSAND AND NO /100 Dollars or 150000.00 provided that nothing herein contained shall be considered as limiting the amounts that shall be secured hereby when advanced to protect the security or in accordance with covenants contained in the Mortgage.

(d) 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 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. (2) 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

1500

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Property of Cook County Clerk's Office

Box 403

**MORTGAGE** 91055294

CRAGIN SERVICE CORPORATION

to

CRAGIN FEDERAL BANK FOR SAVINGS

PROPERTY AT:  
6741 W. BYRON (LOT 25)  
CHICAGO, ILLINOIS 60634

**Loan No.** 01-60378-04



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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 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.

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

91062234

Notary Public

*[Signature]*

GIVEN under my hand and Notarial Seal, this 16TH day of JANUARY, A.D. 19 91

voluntary act and deed of said corporation, for the uses and purposes therein set forth, pursuant to authority given by the Board of Directors of said corporation as their free and voluntary act, and as the free and instrument, appeared before me this day in person and severally acknowledged that as such officers, they signed and delivered Secretary of said corporation, and personally known to me in the same persons whose names are subscribed to the foregoing a corporation, and GENEVIEVE KOZIO personally known to me to be the Ass't.

and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT JOHN F. BELTER, President of CRAIG SERVICE CORPORATION

I, the undersigned, a Notary Public in

STATE OF ILLINOIS

Assistant Secretary

*[Signature]*  
BY *[Signature]*  
CRAIG SERVICE CORPORATION  
President

*[Signature]*  
Assistant Secretary

then duly passed by the Board of Directors of said Corporation

this 16TH day of JANUARY, A.D. 19 91, pursuant to authority given by resolu-

President, and its corporate seal to be hereunto affixed and attested by its Assistant Secretary,

IN WITNESS WHEREOF, the Mortgagor has caused these presents to be signed by its

or this mortgage

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

The Mortgagor hereby waives any and all rights of redemption from sale under any order or decree of foreclosure or this mortgage. The Mortgagor has caused these presents to be signed by its Assistant Secretary, and its corporate seal to be hereunto affixed and attested by its Assistant Secretary, pursuant to authority given by resolution duly passed by the Board of Directors of said Corporation. I, the undersigned, a Notary Public in the State of Illinois, do hereby certify that the foregoing instrument was signed and delivered by the Secretary of said Corporation, and personally known to me in 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, pursuant to authority given by the Board of Directors of said corporation as 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. 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 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.