(Individual Ferm)

Loan No. 1-005797-6-0 L05

THE UNDERSIGNED,

FRED TAYLOR, JR. AKA FRED W. TAYLOR JR., AND MARY ANN TAYLOR, HIS 108780 WIFE AS JOINT TENANTS

FOREST PARK

, County of COOK , State of ILLINOIS

hereinafter referred to as the Mortgagor, does hereby mortgage in the state of the

\$13.29

PAYSAVER CREDIT UNION

T#4444 TRAN 0507 02/26/91 13:41:00 #0248 # D #-91-087807

COOK COUNTY RECORDER

a corporation organized and existing under the laws of the State of Illinois hereinafter referred to as the Mortgagee, the following real estate in the County of COOK in the State of ILLINOIS

THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THE NORTH HALF OF LOT 4 IN BLOCK 19 IN RAILROAD ADDITION TO HARLEM, IN THE SOUTH EAST QUARTER OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE

PERMANENT PARCEL NUMBER:

15-12-414-016.

SAID PARCEL ALSO KNOWN AS:

149 ROCKFORD, FOREST PARK, IL 60130

Together with all buildings, improvements, liatures or apportenances now or hereafter exected thereon or placed therein, including all apparatus, equipments, fixtures or articles, whether in single units or centrally controlled, used to supply heat, gas, an-conditioning, water, light, power, refrigeration, ventilations or other services, and any other thing now or have elect therein or thereon, the turnishing of which by lessors to lessees is customary in appropriate, including screens, window shades, storm thours and will now, thou coverings, screen thours, in-a-door bods, awnings, stores and water heaters (all of which are intended to be and are hereby declared to be a pair of said or of estate whether physically attached thereto or not?; and also together with all castients and the rents, issues and profile of said premises which are hereby is the hereby users of 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 value buildings, improvements, fixtures, apputtenances, apparatus and equipment, and with all the rights privileges thereunto belonging, unto said Mortgages (every for the uses herein set forth, tree from all rights and benefits under the homestead, exemption valuations laws of any State, which said rights and be, cities said Mortgaget of the said mortgaget (elegate and waive).

TO SECURE

- (1) the payment of a Note executed by the Mortgago. 15 the order of the Mortgagee bearing even date herewith in the principal sum of
 - TWENTY THOUSAND DOLLARS AND NO CENTS-----
-), which Note, togeth it will interest thereon as therein provided, is payable in monthly installments of 13 20,000.00
- 317.64), commencing the . 19 91 . APRIL

which payments are to be applied, first, to interest, and the balance to principal, until said indibledness is paid in full.

- (2) any advances made by the Mortgagee to the Mortgagor, or his successor in title, for an 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 Dollars (\$ 20,000,00 TWENTY THOUSAND DOLLARS AND NO CENTS---provided that, nothing herein contained shall be considered as limiting the amounts that shall be secured tereby when advanced to protect the security or in accordance with covenants contained in the Mortgage.
 - (3) The performance of all of the covenants and obligations of the Mortgagor to the Mortgagore, as contained herein and in said Note,

THE MORTGAGOR COVENANTS:

A (1) To pay said indebtedness and the interest thereon as been and not a provided, or according to any agreement extending the time of payment thereof; (2) To pay when due and before any penalty attaches thereto all lakes, special takes, special assessments, water charges, and sewer service charges against asid property lineluding those hereinfore due), and to formish Mortgagee, upon request, duplicate to pits thriefor, and all such items extended against asid property shall be conclusively deemed valid for the propose of this requirement. (3) To keep the increasins now or hereafter upon said premises insured against adapt property shall be conclusively deemed valid for the mortgagee may require to be insured against; and to allow the results and auch other insurance as the Mortgagee may require, until suprale on the peniod of redemption, for the full insurable value thereof, in such companies, through such agents or brokers, and in such form as shall be as infact or; to the Mortgagee; such insurance applicates shall remain with the Mortgagee during said period or periods, and contain the usual clause satisfactory. In Mortgagee may require, to the Mortgage in a deed position, in such companies, and its case of the control of the Certificate of salty, owner of any deficiency, any "ceiver or redempliment, or any grantee in a deed position" in discretion, and claums thereunder and to execute and deliver on behalf of the Mortgagor is authorized to adjust collect and compromise, in its discretion, all claums thereunder and to execute and deliver on behalf of the Mortgagor is authorized to find adjust collect and compromise, in its discretion, all claums thereunder and to execute and deliver on behalf of the Mortgagor is unforted to the spread by the Mortgagor is authorized to apply the provided of any insurance claim to the restoration of the property or upon the indebtediances hereby secures and incompromises, and the Mortgagor of the Mortgagor is authorized to apply on the indebtediances hereby secures and any in

B. In order to provide for the payment of taxes, assessments, insurance premiums, and other annual charges upon the properly securing this indebtedness, and other insurance required or accepted. I promise to pay to the Morigagee, a provide portion of the current year cases upon the disbursement of the loan and to pay monthly to the Morigagee, in addition to the above payments, a suncestimated to be exposed to one-wellth of such items, which payments may, at the option of the Morigagee, it as be held by it and constrained with other such funds on its own funds for the payment of, such items; to be carried in a savings account and withdrawn by it to pay such items; or (c) be credited to the unpaid balance of said indebtedness as received, provided that the Morigagee advances upon this obligations sums sufficient to pay said items as the same account and become payable. If the amount estimated to be subclimit to upay said items is not sufficient, b promise to pay the difference upon demand. If such sums are held or carried in a savings account, or exciton account, the Same are hereby plantaged to further secure this sudobtedness. The Morigagee is suthorized to pay said items as charged or billed without further inquiry.

C. This mortgage contract provides for additional advances which may be made at the option of the Mortgages and secured by this mortgage, and a agreed that is the event of such advances the amount thereof may be added to the mortgage debt and shall increase the unpaid balance of the note here such as the provided and shall be a part of said not indebtedness under all of the forms of said note and this contract as fully as if a made note and contract were essented and delivered. An Additional Advance Agreement may be, given and accepted for such advance and provision may form monthly payments and a different interest rate and other express mouthful force and effect as to said indebtedness, including all advances in full force and effect as to said indebtedness, including all advances in full force and effect as to said indebtedness, including all advances in full force and effect as to said indebtedness, including all advances in full force and effect as to said indebtedness, including all advances and affect as to said indebtedness, including all advances and affect as to said indebtedness, including all advances and affect as to said indebtedness.

D. That is case of failure to perform any of the covenants herein, Mortgagor may do on Mortgagor's behalf everything so covenanted, that said Mortgagor may also do any act it may deem nocessary to provect the lien hereof, that Mortgagor will repay upon demand any moneys paid or disbursed by Mortgagor for any of the above purposes and such moneys logether with interest thereof at the highest rate for which it it then lawful to contract shall become so much additional indebtedness secured by this mortgage with the same priority as the original indebtedness and may be included in any decree forectioning this mortgage with the same priority as the original indebtedness and may be included in any decree forectioning this mortgage validity of any ten, encumbrance or claim in advancing moneys as above authorized, but nothing herein contained shall be construed as requiring the Mortgagoe or omit to do hereunder; and the Mortgagoe shall not incur any personal liability because of anything it may do or omit to do hereunder;

That it is the intent hersof to secure payment of said note and obligation whether the entire amount shall have been advanced in the Mortganor at the conf. or at a later date, and to secure any other amount or amounts that may be added to the mortgage indebtedness under the terms of this mortgage.

PAYSAVER CREDIT UNION

WESTCHESTER, IL 60154

G. That time is of the essence hereof and if default be made in performance of any covening herein contained or in making any payment under the coding time or any extension or renewal thereof, or it proceedings be instituted to enforce any other time in charge upon any of said property, or the ling of a proceeding in benkrupicy by or against the Mortgagor, or if the Mortgagor shalf make an assignment in the benefit of his creditors or if his preplaced under control of or an embody of any court, or if the Mortgagor shalf make an assignment in the benefit of his creditors or if his prer an embourness of household insertes in said property, without the written convent of the Mortgagor, or upon the death of any maker, emborate, or give
r an embourness of household interest in said property, without the written convent of the Mortgagor, or upon the death of any maker, emborate, or give
r an embourness of household in the event of the Hilm of a suit to condetin all or a part of the said property, then and in any of said events, the Mortgagor
responds to the household include, all summs secured hereby immediately due and payable, whether or not such default be remaded by Mortgagor, and and
placed and property of said mortgagor indebtedness any indebtedness of the Mortgagor to the Mortgagor, and said Mortgagor may also immediately proceed to be make mortgagor, and any foreclosure a said may be made of the premises on masse without offering the several parts separately;

If That the Mertanane may employ commel for advice or other legal nervice at the Mortanane's discretion in connection with any disputs as to the state of the last of this Lastrainant, or any Intention to which the Mortanane may be made a party on account of this less or which many affect last deter or less removable attornay's feas as last the state and he a part of the debt hereby secured. Any costs and expense reasonably incurred in the foreclosure of this mortanane and sale of the property and all in connection with any other dispute or its least not debt or large, including reasonably estimated amounts to consider the removed of the debt hereby secured. All such amounts shall be payable by the Mortanane to the debt less become the removed and in connection with any other dispute or its least on the first of the payable by the Mortanane to t

I' In cash the mortgaged property, or any part thereof, shall be taken by condemnation, the Mortgages is hereby empowered to collect and management on which may be used for any property taken or for damages to any property not taken and all condemnation compensation in received the most based on the Mortgages as it may elect to the immediate reduction of the indebtedness secured bereby, or to the roper and responsible by the foreigness are made excess over the amount of the indebtedness shall be delivered to the Mortgagor or his assesses.

properly so dissingle, provided that any excess over the amount of the indebtedness shall be delivered to the Mortgager or his assessed because years and profits of said premises are pledged, assigned and transferred to the Mortgager, whether now due or herself come due, under or by virtue of any lease or agreement for the use or occupancy of said property, or any part thereof, whether said lease or agreement or written or written and it is the intertion hereof [a] to pledge said rents, succes and profits on a party with said reaf estate and not secondarily and made shall not be desired many foreclosure decree, and (b) to establish an absolute transfer and assignment to the Mortgager of all such leases on agreement and all the avails thereunder, together with the right in case of default, either before or after free-threates said. In other upon and take posses meaning, maletain and operate said greenises, or any part thereof, make leases (in terms deemed advantageous to it, termshale or modify existing a language profit of the profit or after free-threates said greenises, or any part thereof, make leases (in terms deemed advantageous to it, termshale or modify existing a language profit of the profit or after free-threates and free-threates and greening agents of instruction. Thereof, purchase advantageous to it, termshale or modify existing a language profit of the profit of the

E. That upon the commencement of any activate proceeding hereunder, the court in which such hill is filed may at any time, either before including the horizonous relating to the subject matter of this paragraph unless commenced within staty days after the same shall then be occupied by the two party claiming under him, and without regard to the solvency of the Mortgagor or the feet value of suther the cases shall then be occupied by the two party claiming under him, and without regard to the solvency of the Mortgagor or the feet value of suther the cases, issues and profits of said premises him at the entering the same and profits of said premises him as the pendency such foreconste suit and the statutory period of redemption, at an and profits of said premises him as after the sale, towards the payment of the indebtedness, costs, takes, issue receivers for the protection and preservation of the property, including the expenses of such receivership, or on any deficiency decree the same of the profit of the profit of the protection of the indebtedness, costs, takes, issue the therefore in personant or not, and if a receiver shall be appointed by the appointment or entry in gomestium of the full period alto disanglion, whether there he redemption or not, and unit the source of decree in case of sale, but if no deed be issued, until the expiration of the full period alto disanglion, whether there he redemption or not, and unit the source of decree in case of sale but if no deed be insued, until the expiration of the property and the property and the source of deed in case of sale but if no deed the insued, until the expiration of the feet profit in the property of the property and the source of deed in case of sale but if no deed the insued, until the expiration of the feet property of the prop

L. That each right, power and remedy herein conferred upor the Mortganee is cumulative of every other right or remedy of the Mortganee, whether by law conferred, and may be enforced concurrently therewith for no waiver by the Mortganee of performance of any covenant herein or in an an openant herein or in an openant herein or any other of said covenant herein the context hereof requires, the masculine pender, as use they on, shall include the ferminne and the neutri and the simular numbers, said include the ferminne and the neutri and the simular numbers, said include the ferminne and the neutri and the simular numbers, said include the plural; that all rights and obligations under the mortganes while extend to and he housing upon the respective heirs, essection therefor arises.

IN WITNESS WHEREOF, this mortgage is executed, scale Jand delivered this 22ND

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day of	FEBRUARY	, A.D. 19 91	112	
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to	act to lough dec	(SEAL)		(SEAL)
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STATE OF	ILLINOIS	55.	· CA	
COUNTY	OF COOK]	1. The	Undersigned, a Netary Fablic in
	Voor			
and for sai	d County, in the State aforesaid	, DO HEREBY CERT	IFY THAT FRED TAYLOR, J	. AKA FRED W. TAYLOR JR
	Y ANN TAYLOR, HIS WI			
personally (known to me to be the same pe	rson s whose name s	ARE subscrib	ed to the foregoing instrument,
appeared b	efore me this day in person, an	d acknowledged that	THEY signed, sealed an	d delivered the said instrument
11	THE THE			C
25 1	HEIR free and voluntary	y act, for the uses and	purposes therein set forth, includin	ig the release a sc (valver of an
riebts under	r any homestead, exemption and	valuation laws.		
			₩	
GIVEN W	der, my hand and Notarial Seal	, this 22ND	day of FEBRUARY	, A.D. 19 91 .
:	·····		mark 6.	Colemn
· •	"OFFICIAL SEAL"	~~	Precuese	
	Melinca Coloman		Notary	Public
: Na	tary Public, State of Illinois	}		
· { M	Y Commission Evaluation	: {	A P	
THIS IN	STRUMENT LABOR 212494	D(BY:	MAIL '	ro: Paysaver credit union

TAL SEAL" Milliada Coleman

Notary

State of Illinois

: Expires 7/2/94

ONE WESTBROOK CORP CTR

ETCHESTER, IL 60154