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91137584

BROADWAY BANK

Land Trust
Mortgage

DEPT-01 RECORDING \$14.29
743333 TRAN 8380 03/27/91 16121:00
\$7388 + C * 91 - 137584
COOK COUNTY RECORDER

The above space for RECORDER'S USE ONLY

THIS INDENTURE made in Chicago, Illinois March 25, 1991. Witnesseth, that the undersigned
PIONEER BANK AND TRUST COMPANY, not personally but as Trustee under the provisions
of a Deed of Deeds in Trust duly recorded and delivered to said Trustee in pursuance of a Trust Agreement dated 01/08/86
and known as its Trust Number 24637, hereinafter referred to as the Mortgagor, does hereby Convey and Mort-
gage to BROADWAY BANK a State Banking Association having an office and place of business in Chicago
Illinois hereinafter referred to as the Mortgagor, the following real estate situated in the County of **Cook**, State of Illinois, to wit:

SEE LEGAL DESCRIPTION " SCHEDULE A" attached hereto and made a part hereof

TOGETHER with all the building and improvements now or hereafter erected thereon and all appurtenances, apparatus and
fixtures and the rents, issues and profits thereof of every nature, kind and description.

TO HAVE AND TO HOLD the said property unto said Mortgagor forever, for the uses and purposes herein set forth, free from
all rights and benefits under the Homestead Exemption laws of the State of Illinois, which said rights and benefits said Mortgagor do
hereby release and waive.

This mortgage is given to secure: (1) The payment of a certain indebtedness payable to the order of the mortgagor, evidenced by the
Mortgagors Note of even date herewith in the Principal sum of TWO HUNDRED SEVENTY FIVE THOUSAND AND 00/100
Dollars (\$275,000.00) with a final payment due on April 1, 1996 together with interest as follows, and
all renewals, extensions, or modifications thereof:

(1) Interest on the principal balance remaining from time to time unpaid shall be payable prior to maturity at the rate of _____
per cent per annum and after maturity at the rate of _____ per cent per annum.

(2) Interest on the principal balance remaining from time to time unpaid shall be payable prior to maturity at the prime lending rate
of AMERICAN NATIONAL BANK OF CHICAGO for its successors plus -2.0- per cent per
annum over the said prime lending rate and after maturity at the said prime lending rate plus -7.0- per cent per annum

over the said prime lending rate provided however, that said interest rate in no event shall be less than -11.0- per cent per
annum. Any increase or decrease of the rate of interest shall be effective as of the date of said prime lending rate change.

(2) Future Advances. Upon request of Mortgagor, Lender, at Lender's option prior to release of this Mortgage, may make future
Advances to Mortgagor. Such Future Advances, with interest thereon, shall be secured by this Mortgage when evidenced by promissory
notes stating that said notes are secured hereby. At no time shall the principal amount of the indebtedness secured by this Mortgage,
not including sums advanced in accordance herewith to protect the security of this mortgage, exceed the original amount of the Note plus

US \$ 0.00

This mortgage consists of two pages. The covenants, conditions and provisions appearing on page 2 (the reverse side of this mortgage)
are incorporated herein by reference and are a part hereof and shall be binding on the Mortgagor, their heirs, successors and assigns.

THIS MORTGAGE is executed by the undersigned trustee, not personally but as a Trustee as aforesaid, in the exercise of the power
and authority conferred upon and vested in it as such Trustee (and said Trustee 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 Trustee personally to pay the said note or any interest that may accrue thereon, or any indebtedness
accruing hereunder, or to perform any covenant either express or implied herein contained, all such liability, if any, being expressly
waived by the Mortgagor and by every person now or hereafter claiming any right to security hereunder, and that all of the said trustee
personally is 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 enforcement 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 or co-maker, if any.

IN WITNESS WHEREOF, the undersigned trustee not personally but as a Trustee as aforesaid, has caused these presents to be signed
and its corporate seal to be hereunto affixed and attested to the day and year first above written.

PIONEER BANK AND TRUST COMPANY

as aforesaid and personally,

By Daniel N. Wlodek DANIEL N. WLODEK
TRUST OFFICER
Attest Phyllis Robinson PHYLIS ROBINSON, Asst. Secretary

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY
CERTIFY that the above named officers of the PIONEER BANK & TRUST COMPANY

Grantor, personally known to me to be
the same persons whose names are subscribed to the foregoing instrument as such officers
respectively, appeared before me this day in person and acknowledged that they signed and
delivered the said instrument as their own free and voluntary act and as the free and voluntary
act of said Company for the uses and purposes therein set forth, and the said officers
then and there acknowledged that the said officers, as custodian of the corporate seal of
said Company caused the corporate seal of said Company to be affixed to said instrument
as said officers own free and voluntary act and as the free and voluntary act of said Com-
pany for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 25th day of
March 19 91 Reina M. Phillips

Notary Public

FOR THE RECORDER'S INDEX PURPOSES INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE
231-33 S. Halsted St.
□ Place in Recorder's Box

Chicago, Illinois Reference REUMA M. PHILLIPS OFFICIAL SEAL

No REUMA M. PHILLIPS

X MAIL TO BROADWAY BANK
5960 N. Broadway
Chicago, Ill. 60660

REUMA M. PHILLIPS
Notary Public, State of Illinois
My Commission Expires 4/03/93



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changes, which are to be made before it shall have executed the note of this mortgage. The word "mortgage," when used herein shall include the successive persons who shall have held the title to the property, or any part thereof, at any time during the existence of the note.

several batches and perform a series of repeated measurements upon each sample and determine the average value of the measurements.

17. **Motivators shall** collect this message and later release by the person information received by the person and discharge of all his/her duties.

being expressly received by the Motivator, notwithstanding such extension, variation or release.

being capable and then retainability and the Motivator, notwithstanding such extension, variation or release.

now or at any time thereafter to be exercised in said premises, shall be held to stand in full force, the right of recourse against all such persons

15 The Mortgagor shall periodically deposit with the Mortgagee such sums as the Mortgagee may reasonably require for payment of taxes and assessments on the premises. No such deposit shall bear any interest.

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

15. An action to the party in question or the heir of any provision herein shall be suspended until the same is filed and available to the party in question or the heir of any provision herein which would not be good and sufficient to the party in question or the heir of any provision herein.

other licensees which may be the recipient of such decree, provided such application is made prior to recording of sale, if the decree is in case of a sale and deficiency.

whole, or in part of (()) The Judge decides to rule in time many authorities receive to apply the next income in his hands in payment of what he may be necessary to rule in such cases for the protection, preservation, management and operation of the premises dur-

However, during the full statutory period of redemption, whether he entitled to collect such rents, as well as during any further times when mortgages, except for the rents, interest and profits of said premises during the period of redemption, would be entitled to collect such rents, issues and all other powers

12 Upon or at any time after the filing of a complaint to foreclose this mortgage the court in which such complaint is filed may appoint a receiver of said premises such appointment may be made either before or after sale without regard to the time value of the premises or whether the same shall be then occupied as a homestead or not, and the mortgagee may be apprised as such receiver. Such receiver shall have

of the security protocol, or (c) preparations for the deployment of the security mechanism, or (d) preparation of any account of the deployment unit or proceeding which might affect the premises

(2) To encourage the use of non-governmental organizations in the delivery of services, and (3) to encourage the use of non-governmental organizations in the delivery of services.

validity of any test, assessment, scale, reference tax list or table of claim charges or estimate produced from the appropriate public or private authority into the accuracy of such bill, statements of estimate or ratio to the original amount paid by the government.

8 The Manufacturer makes no representation or warranty as to the safety or acceptability of any device or accesssory. Accesssories, modifications, or attachments not approved by the Manufacturer may do so according to any bill of sale.

In case of default there will be no payment of principal or interest before recovery of Motor-vehicle in any form and manner demanded except legal and moral, but need not make any act hereinafter required of Motor-vehicles

by firms, lightening and adding a variety of new products to meet the needs of insurance companies in the insurance market.

5. The Mortgagor hereby waives any and all rights of redemption from sale under any order or decree of foreclosure of this Mortgage or any interest in or title to the premises beneficial and/or detrimental to the date of this Mortgage, except as provided in paragraph 1. This paragraph 5. shall keep all buildings and improvements now or hereafter situated on said premises insured against loss or damage by fire, lightning, wind, hail, storm, flood, water damage, and other causes.

4. It, by the laws of the United States of America or of any state having jurisdiction in the premises, any tax is due or becomes due
in consequence of the issuance of the bonds hereinafter created, the Margravies become and agree to pay such tax in the manner required by
law. The Margravies further agree to hold harmless and agree to indemnify the Margravies and their successors or assigns
against any liability incurred by reason of the composition of any tax on the issuance of the note secured hereby.

the holder's right to sue such cases as the Master-aggregates, upon whom such cases may be brought, to recover the amount of the indemnities received by them and in any such case to be and become due and payable sixty (60) days from the giving of such notice.

3. In the event of the cancellation after this date of any law of Illinois deducing from the value of land for the purpose of taxation any

THE COVENANTS, CONDITIONS AND PROVISIONS REFERRED TO ON PAGE 1 (THE REVERSE SIDE OF THIS MORTGAGE);

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LOT 4 (EXCEPT THE SOUTH 58 11/12 FEET) IN BLANCHARD SUBDIVISION
OF LOT 8 IN BLOCK 3 IN SCHOOL SECTION ADDITION TO CHICAGO IN
SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIR PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS.

17-16-110-00

Property of Cook County Clerk's Office

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