

WHEN RECORDED MAIL TO:

BELMONT NATIONAL BANK OF CHICAGO 3179 N. Clark St. Chicago, Illinois 60657 Attention: Loan Department

SPACE ABOVE THIS LINE FOR RECORDER'S USE

BELMONT NATIONAL BANK OF CHICAGO 3179 N. Clark Street Chicago, Illinois 60657

MORTGAGE

THIS MORTGAGE made this 11th day of _ April Chicago Neighborhood Investors Ltd. Partnership III
(hereinafter referred to as "Mortgagor") and the BELMONT NATIONAL BANK OF CHICAGO
(hereinafter referred to as the "Mortgagee").

Mortgagor is indebted to Mortgagee in the principal sum of SIXTY NI'L THOUSAND FIVE HUNDRED THOUSAND AND NO/100-----_), which indebtedness is evidenced by Mortgagor's Note dated <u>April 11</u>, 19 91 (hereinafter referred co as the "Note"), which Note provides for payments of the indebtedness therein. as set forth

NOW, THEREFORE, Mortgagor, to secure the payment of the Note with interest thereon, the payment of all other sums the interest thereon advanced in accordance herewith to protect the security of this Mortgage, and the performance

UNITS 1F AND 1R IN 909 WISCON/II) STREET CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE NORTH 24.85 FEET OF LOT 2% IN SUBDIVISION OF BLOCK 3 IN BLOCK 5 OF SHEFFIELD'S ADDITION TO CHICAGO IN THE SOUTH EAST 1/4 OF SECTION 32, TOWNSHIP 40 OUNTY CIEPTS NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Tax No. 14-32-412-071-1001 and 14-32-071-1008 which has the address of 909 W. Wisconsin, Units IF and IR, Chicago, Illinois

(herein "Property Address")

This instrument was prepared by:

Larry Slonina, Senior Vice President Belmont National Bank Of Chicago 3179 N. Clark St., Chicago, IL.

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TOGETHER with all the improvements now or hereafter erected on or attached to the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage and all of the foregoing together with said property (or the leasehold estate if the Mortgage is on a leasehold) are herein referred to its the "Premises".

Mortgagor covenants the Mortgagor is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Premises, that the Premises is unencumbered and Mortgagor will warrant and defend generally the title to the Premises against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Mortgagor's interest in the Premises.

IT IS FURTHER UNDERSTOOD THAT:

- 1. Mortgagor shall promptly pay when due the principal of and interest on the indebtedness evidenced by the Note, and late charges as provided in the Note, and the principal of and interest on any future advances secured by this Mortgaga.
 - 2. In addition, Mortgagor shall:
- (a) Promptly repair, restore or rebuild any improvement now or hereafter on the property which may become damaged or destroyed.
- (b) Pay immediately when due and payable all general taxes, special taxes, special assistments, water charges, sewer service charges and other taxes and charges against the property, including those heretofore due, (the monthly payments provided in the Note in anticipation of such taxes and charges to be applied thereto provided gild payments are actually made under the terms of said Note), and to furnish Moztgegee, upon request, with the original or duplicated receipts thereof, and all such items extended against said property shall be conclusively deemed valid for the purpose of this requirement.
- (c) Keep the improvements now existing or hereafter erected on the property insured against loss of dimage by fire, lightning, windstorm or such other hazards, as Mortgages may responsibly require to be insured against, under policies providing for payment by the insurance companies or monies sufficient either to pay the cost of replacing or rapairing the same or to pay in full the indebtedness secured hereby, in such companies through such agents or brokers and in such form as shall be satisfactory to Mortgages, until said indebtedness is fully paid, or in the case of foreclosurs, until expiration of the period of redemption; such insurance policies, including additional renewal policies shall be delivered to and kept by Mortgages and shall contain a clause satisfactory to Mortgages making them payable to Mortgages, as its interest may appear, and in case of loss under such policies, Mortgages is suchorized to adjust, collect and compromise, in its discretion, sign, upon demand all receipts, vouchers and releases required of it by the insurance companies; application by Mortgages of any of the proceeds of such insurance to the indebterness hereby secured shall not excuse Mortgagor from making all monthly payments with the indebtedness is paid in full. In the event of a loss, Mortgagor shall give prompt notice to the insurance carrier and Mortgages. Mortgages may make profice loss if not made promptly by Mortgagor. All renewal policies shall be delivered at least 10 days before such insurance shall expire. All policies shall provide further that Mortgages shall receive 10 days notice prior to cancellation.
- (d) Complete within a reasonable time any buildings or improvements now or at any time in process of erection upon said property.
- (E) Keep said premises in good condition and repair without waste and free from any mechanics or other lien of claim not expressly subordinated to the lien hereof.
- (f) Not suffer or permit any unlawful use of or any nuisance to exist on said Premises nor to diminish nor impair its value by any act or omission to act.
- (g) Comply with all requirements of law or municipal ordinances with respect to the Premises and the use thereof.
- 3. Any sale, conveyance or transfer of any right, title or interest in the Premises or any portion thereof or any sale, transfer or assignment of all or any part of the beneficial interest in any trust holding title to the Premises without the prior written approval of Mortgagee shall, at the option of Mortgagee, constitute a default hereunder on account of which the holder of the Note secured hereby may declare the entire indebtedness evidenced by said Note to be immediately due and payable and foreclose this Mortgage immediately or at any time such default occurs.
- 4. In the case of a failure to perform any of the covenants herein, or if any action or proceeding is commenced which materially affects Mortgagee's interest in the property, including, but not limited to eminent domain, insolvency, code enforcement, or arrangements or proceedings involving a bankrupt or decedent, Mortgagee may do on Mortgagor's behalf everything so covenanted; Mortgagee may also do any act it may deem necessary to protect the lien hereof;

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and Mortgagor will repay upon demand any monies paid or disbursed, including reasonable attorneys' fees and expenses, by Mortgages for any of the above purposes and such monies together with interest thereon at the highest rate for which it is then lawful to contract shall become so much additional indebtedness hereby secured and may be included in any decree foreclosing this Mortgage and be paid out of the rents or proceeds of sale of said Premises if not otherwise paid. It shall not be obligatory upon Mortgages to inquire into the validity of any lien, encumbrance, or claim in advancing monies as above authorized, but nothing herein contained shall be construed as requiring Mortgages to advance any monies for any purpose nor to do any act hereunder; and Mortgages shall not incur monies for any purpose nor to do any act hereunder; and Mortgagee shall not incur any personal liability because of anything it may do or omit to do hereunder nor shall any acts of Mortgagee act as a waiver of Mortgagee's right to accelerate the maturity of the indebtedness secured by this Mortgage or to proceed to foreclose this Mortgage.

- Time is of the essence hereof, and if default be made in performance of any covenant herein contained or contained in the Note or in making any payment under said Note or obligation or any extension or renewal thereof, or if proceedings be instituted to enforce any other lien or charge upon any of the premises, or upon the filing of a proceeding in bankruptcy by or against Mortgager, or Mortgager shall make an assignment for the benefit of his creditors or if his property be placed under control of or in custody of any court or officer of the government, or if Mortgager abandons the Premises, or fails to pay when due any charge or assessment (whether for insurance premiums, maintenance, taxes, capital improvements, purchase of another unit, or otherwise) imposed by any condominiums, townhouse, cooperative or similar owners' group, then and in any of said events, Mortgages is hereby authorized and empowered, at its option, and without affecting the lien hereby created or the priority of said lien or any any or said eventy, Mortgages is hereby authorized and empowered, at its option, and without affecting the lien hereby created or the priority of said lien or any right of Mortgages hereunder, to declare, without notice all sums secured hereby immediately due and payable, whether or not such default be remedied by Mortgagor, and apply toward the payment of said mortgage indebtedness any monies of Mortgagor held by Mortgages, and said Mortgages may also immediately proceed to foreclose this Mortgage, and in any foreclosure a sale may be made of the Premises on masse without the offering of the several parts separately.
- 6. Upon the commencement of any foreclosure proceeding hereunder, the court in which such bill is filed may at any time, either before or after sale, and without notice to mortgager, or any party claiming under him, and without regard to the solvency of Mortgager or the then value of said Premises, or whether the same shall then be occupied by the owner of the equity of redemption as a homestead, appoint a receiver, with power to manage and rent and to collect the rents, issues and profits of said Premises during the pendency of such foreclosure suit and the statutory period of redemption, and such rents, issues and profits, when collected, may be "polied before as well as after the foreclosure sale, towards the payment of the indebtedness, costs, taxes, insurance or other items necessary for the protection and preservation of the Premises, including the expenses of such receivership, or on any deficiency decree whether there be a decree therefore in personam or not, and if a receiver shall be appointed he shall remain in possession until the expiration of the full decree whether there be a decree therefore in personam or not, and if a receiver shall be appointed he shall remain in possession until the expiration of the full period allowed by statute for redemption, whether there be redemption or not, and until the issuance of a deed in case of sale, but i' no deed be issued, until the expiration of the statutory period during which it may be issued and no lease of said Premises shall be nullified by the appointment or intry in possession of a receiver but he may elect to terminate any lease junior to the lien hereof; and upon foreclosure of said premises, there shall be allowed and included as an additional indebtedness in the decree of sale of expenditures and appearance together with interest thereon at the rate of
- upon foreclosure of said premises, there shall be allowed and included as an additional indebtedness in the decree of sals all expenditures and expenses together with interest thereon at the rate of thinty.

 [20] a) per annum, or if said rate of interest is higher than permitted by state law, then to the highest rate permitted by state law, which may be paid or incurred by or in behalf of Mortgages for the charges, appraiser's fees, court costs and costs (which may be estimated as to include items to be expended after the entry of the decree) and of procuring all such data with respect to title as Mortgages may reasonably deem necessary sither to prosecute such suit or to evidence to bidders at any sale held pursuant to such decree the true title to or value of said Premises; all of which acrossaid amounts together with interest as herein provided shall be immediately due and payable by Mortgagor in connection with (a) any proceeding, including a probate or bankruptcy proceeding to which either party hereto shall be a party by reason of this Mortgage or the Note hereby secured; or (b) preparations for the commencement of any suit for the foreclosure hereof after the accrual of the right to foreclose, whether or not actually commenced; or (c) preparations for the defense of or intervention in any suit or proceeding or any threatened or contemplated suit or proceeding, which might affect the Premises or the security hereof. In the event of a foreclosure sale of said Premises there shall first be paid out of the proceeds thereof all of the aforesaid items, then the entire indebtedness whether due and payable by the terms hereof or not and the interest due thereon up to the time of such sale, and the overplus, if any, shall be paid to mortgagor, and the purchaser shall not be obliged to see to the application of the purchase money.

 7. Extension of the time for payment or modification of a payment or modification.
- 7. Extension of the time for payment or modification or amortization of the sums secured by this Mortgage granted by Mortgages to any successor in interest of Mortgagor shall not operate to release in any manner the liability of the original Mortgagor and Mortgagor's successor in interest. Mortgages shall not be required to commence proceedings against such successor or refuse to extend time for payment or otherwise modify amortization of the sum secured by this Mortgage by reason of any demand made by the original Mortgagor and Mortgagor's successor in interest.

- 8. Any forbearance by Mortgages in exercising any right or remedy hereunder or otherwise afforded by applicable law, shall not be a waiver of or preclude the exercise of any such right or remedy. The procurement of insurance or the payment of taxes or other liens or charges by Mortgages shall not be a waiver of Mortgages's right to accelerate the indebtedness secured by this Mortgage.
- 9. All remedies provided in this Mortgage are distinct and cumulative to any other right or remedy under this Mortgage or afforded by law or equity and may be exercised concurrently, independently or successively.
- 10. The covenants contained herein shall bind, and the rights hereunder shall inure to, the respective successors and assigns of Mortgages and Mortgagor subject to the provisions of paragraph 3 hereof. All covenants and agreements of Mortgagor shall be joint and several.
- 11. Except to the extent any notice shall be required under applicable law to be given in another manner, any notice to Mortgagor shall be given by mailing such notice by certified mail addressed to Mortgagor at the Property Address or at such other address as Mortgagor may designate by notice to Mortgagor as provided herein and any notice to Mortgages shall be given by certified mail, return receipt requested to Mortgages's address stated herein or to such other address as Mortgages may designate by notice to Mortgagor as provided herein. Any notice provided for in this Mortgage shall be deemed to have been given to Mortgagor or Mortgages when given in the manner designated herein.
- 12. Upon parment of all sums secured by this Mortgage, Mortgages shall release this Mortgage without charge to Mortgagor. Mortgagor shall pay all costs of recordations of vay documentation necessary to release this Mortgage.
- 13. Mortgagor heroby waives all right of homestead exemption in the Premises and grants to Abrtgages the right to inspect the Premises at all reasonable times and access thereto shall be permitted for that purpose.
- 14. Mortgagor assigns to Mortgages and authorizes the Mortgages to negotiate for and collect any sward for condemnation of all or any part of the Premises. Mortgages may, in its discretion, apply any such award to amounts due hereunder, or for restoration of the Premises.
- 15. If Mortgagor is a corporation Mortgagor hereby waives any and all rights of redemption from sale under any order of decree of foreclosure of this Mortgage, on its own behalf and on behalf of each and every person, except decree or judgement creditors of Mortgagor, acquiring any interest in or title to the Premises subsequent to the date of this Fortgage.
- 16. This Mortgage shall be governed by the law of the jurisdiction in which the Premises are located. In the event one or more of the provisions contained in this Mortgage shall be prohibited or invalid under applicable law, such provision shall be ineffective only to the patient of such prohibition or invalidity, without invalidating the remainder of such provision or the remaining provisions of this Mortgage.

IN WITNESS PHEREOF, the undersigned have executed this Mortgage on the day and year first above written at Chicago, Illinois.

Chicago Neighborhood Investors Limited Partnership III

byr Chicago Neighborhood Investors, Inc. General Partner S.L. Vanderzanden, President

STATE OF ILLINOIS)
COUNTY OF COOK

I, undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY THAT SIL, VANDER LANGER TOSIDERT

personally known to me to be the same person(s) whose name(s) (is/are) subscribed to be the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said Instruments as he 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 11th day of April 19 92.

Robert Joseph Mc Cormick

Office

My compliant of Joseph Wiceormick
Notary Public, State of Illinois
My Commission Expires 6/26/93

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