

UNOFFICIAL COPY

Mortgage (Corporate Form)

Loan No. 01-61032-04

THIS INDENTURE WITNESSETH 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 30 IN FONTARELLI BUILDERS SUBDIVISION UNIT 1, BEING A
SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 40
NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK
COUNTY, ILLINOIS, COMMONLY KNOWN AS 6723 W. BYRON, CHICAGO,
ILLINOIS 60634.**

PERMANENT INDEX **213 19-205-004**

DEPT-01 RECORDING \$14 00
T#2222 TRAN 9715 05/06/91 11 50:00
#5780 # B * -91-210626
COOK COUNTY RECORDER

91-210626

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 therein or thereon, 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 body, 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 and 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 mortgages, 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 forever, for the uses herein set forth, free from all rights and benefits under the homestead, exemption and valuation laws of any state, which said rights and benefits said Mortgagor does hereby release, waive

TO SECURE

(1) (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-SIX THOUSAND AND NO /100** Dollars
is payable
is 126000.00 which Note

(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 MARCH, 1992.

(2) 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 in no case shall this Mortgage secure advances on account of said other Note together with such additional advances, in a sum in excess of **ONE HUNDRED FIFTY-ONE THOUSAND TWO HUNDRED AND NO /100** Dollars is 151200.00 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.

(3) 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:

A. (1) To pay said indebtedness and the interest thereon as herein and in said note provided, or according to any agreement extending the time of payment thereof, (2) 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, (3) 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

[Handwritten signature]

0151088 1042
CRAGIN SERVICE CORPORATION
CHICAGO, ILLINOIS 60634

91-210626

Property of Cook County Clerk's Office

Box 403 91210026

MORTGAGE

CRAGIN SERVICE CORPORATION

to

CRAGIN FEDERAL BANK FOR SAVINGS

PROPERTY AT:

6723 W. BYRON

CHICAGO, ILLINOIS 60634

Loan No. 01-61032-04

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statutory period during which the mortgagor shall have the right to redeem the premises... of said premises without affecting the lien hereof. Mortgagee shall have all powers... of said premises... Mortgagee shall have all powers... which it might have had without this paragraph... six days after Mortgagee possession commences.

It is further provided that the mortgagor shall have the right to redeem the premises... at any time either before or after sale... of said premises... without affecting the lien hereof. Mortgagee shall have all powers... which it might have had without this paragraph... six days after Mortgagee possession commences.

The mortgagor hereby waives any and all rights of redemption from sale under any order or decree of foreclosure or this mortgage.

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

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

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

this 22ND day of APRIL A.D., 19 91, pursuant to authority given by resolution duly passed by the Board of Directors of said Corporation

ATTEST: *[Signature]* Secretary By *[Signature]* President
CRAGIN SERVICE CORPORATION

STATE OF ILLINOIS
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT JOHN F. BELTER
personally known to me to be the President of CRAGIN SERVICE CORPORATION

and ADAM A. JAHNS personally known to me to be the Secretary of said corporation, and personally known to me to be 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 as such officers of said corporation and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation at 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.

GIVEN under my hand and Notarial Seal, this 22ND day of APRIL A.D. 19 91



[Signature]
Notary Public

THIS INSTRUMENT WAS PREPARED BY RICHARD J. JAHNS
OF CRAGIN FEDERAL BANK FOR SAVINGS

5133 WEST FULLERTON AVENUE, CHICAGO, ILLINOIS 60639

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 to 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.

91210626

