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6. If Mortgagor shall fail to make any payment or perform any act required to be made or performed by Mortgagor hereunder, Mortgagee, without waiving or releasing any obligation or default, shall have the right, but shall be under no obligation, to make such payment or perform such act for the account and at the expense of Mortgagor, and may enter upon the premises or any part thereof for such purpose and take all such action thereon as, in the opinion of Mortgagee, may be necessary or appropriate therefor. All sums so paid by Mortgagee and all costs and expenses so incurred, in liquidation without limitation reasonable attorneys' fees and legal expenses, shall be so much additional indebtedness secured hereby, and shall become immediately due and payable by Mortgagor without notice and with interest from the date of disbursement at the rate specified in paragraph 19 hereof. Mortgagee in making any payment hereby authorized relating to taxes or assessments may, without recourse to any bill, statement or estimate procured from the appropriate public office without inquiry into the accuracy of such bill, statement or estimate or into the validity of any tax, assessment, sale, forfeiture, tax lien or title or claim thereof. Mortgagee, in performing any act hereunder, shall be the sole judge of whether Mortgagor is required to perform the same under the terms of this Mortgage.

7. If after the date of this Mortgage any statute or ordinance is passed deducting from the value of real property for purposes of taxation any lien thereon or changing in any way the laws in force for the taxation of mortgages or debts secured hereby, or the manner of the collection of any such taxes, so as to affect this Mortgage or the indebtedness secured hereby or the interest of Mortgagee hereunder, then at any such event the whole of the indebtedness secured hereby shall, at the option of Mortgagee, become immediately due and payable, unless Mortgagor, as permitted by law, pays such tax.

8. The occurrence of any one or more of the following shall constitute a default hereunder: (a) any failure to pay any sum due or owing under the Note on the date or dates specified therein; (b) any failure to pay any sum due or owing under this Mortgage; (c) if a proceeding be instituted to enforce any lien, claim, charge or encumbrance upon the premises; (d) if a proceeding of bankruptcy, receivership, reorganization or insolvency is filed by or against Mortgagor or if Mortgagor shall make any assignment for the benefit of creditors; (e) if the premises be placed under the control or custody of any court; (f) if Mortgagor abandons the premises; (g) if any statement, representation, covenant or warranty of Mortgagor herein or in any other writing at any time furnished to Mortgagee is untrue in any material respect as of the date made; (h) if a default pursuant to paragraph 12 hereof shall occur; (i) any failure to perform or observe any other covenant or agreement of Mortgagor contained in the Note or in this Mortgage, which failure shall continue for a period of three days. Upon the occurrence of a default, Mortgagee, at its option and without notice or demand to Mortgagor or any party claiming under Mortgagor and without complying with the lien created hereby on the priority of and from or any right of Mortgagee, may declare all indebtedness secured hereby to be immediately due and payable, whether or not such default be hereafter remedied by Mortgagor, and Mortgagee may immediately proceed to foreclose this Mortgage or exercise any other right, power or remedy as herein or in the Note provided or by law or in equity conferred. For the purposes of this paragraph (i) the term "Mortgagee" shall mean and include not only Mortgagee, but also any beneficiary of a trust or mortgage and each person who, as guarantor, co-maker or otherwise, shall be or become liable for or obligated upon any part of the indebtedness secured hereby.

9. When the indebtedness secured hereby shall become due whether by acceleration or otherwise, Mortgagee shall have the right to enter onto and upon the premises, and take possession thereof and manage, operate, insure, repair and improve the same and take any action which in Mortgagee's judgment is necessary or proper to conserve the value of the premises. Mortgagee shall be entitled to collect and receive all earnings, revenues, rents, issues and profits of the premises or any part thereof and to apply the same to the reduction of the indebtedness secured hereby. The expenses, including without limitation any receiver's fees, attorneys' fees, costs and agent's compensation, incurred pursuant to the powers herein contained shall constitute so much additional indebtedness secured hereby, and shall become immediately due and payable by Mortgagor without notice and with interest from the date of disbursement at the rate specified in paragraph 19 hereof.

10. 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 the premises. Such appointment may be made either before or after sale, without regard to the solvency or insolvency of Mortgagor and without regard to the then value of the premises. Mortgagee may be appointed as such receiver. Such receiver shall have the power to collect the rents, sales proceeds, leases, profits and proceeds of the premises during the pendency of such foreclosure suit, as well as during any further time when Mortgagor, except for the intervention of such receiver, would be entitled to collect such rents, sales proceeds, leases, proceeds and profits, and all other powers which may be necessary or are usual in such cases for the protection, possession, control, management and operation of the premises during the pendency of said period. The court may from time to time authorize the receiver to apply the net income from the premises in his hands in payment in whole or in part of (a) the indebtedness secured hereby or by any decree foreclosing this Mortgage, or any tax, special assessment or other liens which may be or become superior to the lien hereof or such decree, provided such application is made prior to the foreclosure sale; or (b) the deficiency in case of a sale and deficiency.

11. In any suit to foreclose the lien of this Mortgage, there shall be allowed and included, as additional indebtedness secured hereby in the decree of sale, all costs and expenses which may be paid or incurred by or on behalf of Mortgagee for attorneys' fees, appraisers' fees, receiver's costs and expenses, insurance, taxes, outlays for documents and expert witness costs for preservation of the premises, stenographer's charges, publication costs and costs of procuring all abstracts of title, title curative and examination, guarantee policies and similar data and insurance with respect to title as Mortgagee may deem to be reasonable or necessary either to prosecute such suit or to defend it, and all other costs which may be incurred pursuant to such decree, the true condition of the title to or value of the premises or for any other reasonable purpose. All expenditures and expenses of the nature in this paragraph mentioned shall be so much additional indebtedness secured hereby and shall become immediately due and payable by Mortgagor without notice and with interest from the date of disbursement at the rate specified in paragraph 19 hereof.

12. The proceeds of any foreclosure sale of the premises shall be distributed and applied in the following order of priority: first, on account of all costs and expenses incident to the foreclosure proceedings; second, to all other items which may be due hereunder, constituting indebtedness secured hereby, additional to that provided by the Note, with interest thereon as herein provided; third, to all sums remaining unpaid under the Note; fourth, any surplus to Mortgagor or Mortgagor's heirs, legal representatives or assigns, if their rights may appear.

13. It shall be an immediate default hereunder if, without the prior written consent of Mortgagee, any of the following shall occur: (a) if Mortgagor shall create, collect or convey to or shall suffer or permit any conveyance, assignment, transfer, lien, pledge, mortgage, security interest or other encumbrance or alienation of all or any part of the title to the premises; (b) if Mortgagor is a trustee, then if any beneficiary of Mortgagor shall create, collect or convey to or shall suffer or permit any sale, assignment, transfer, lien, pledge, mortgage, security interest or other encumbrance or alienation of such beneficiary's beneficial interest in Mortgagor; (c) if Mortgagor is a corporation or other corporation is a beneficiary of a trust or mortgage, then if any shareholder of such corporation shall create, collect or convey to or shall suffer or permit any sale, assignment, transfer, lien, pledge, mortgage, security interest or other encumbrance or alienation of any such shareholder's share in such corporation, and such sale, assignment, transfer, lien, pledge, mortgage, security interest or other encumbrance or alienation shall be made in any capacity as a shareholder of such corporation, or as a partner, officer or agent of such corporation, or if any beneficiary of such trust or mortgage is a partner, officer or agent of such corporation, then if any partner or officer or agent of such corporation shall create, collect or convey to or shall suffer or permit any sale, assignment, transfer, lien, pledge, mortgage, security interest or other encumbrance or alienation of any part of the partnership interest or joint venture interest in the case may be of such partner or joint venture. Notwithstanding the foregoing, the provisions of this paragraph 13 shall not apply to the lien of this Mortgage and current real estate taxes, not yet due and payable.

14. No action for the enforcement of the lien hereof or of any provision hereof shall be subject to any defense which would not be good and valid to the party interposing the same in an action at law upon the Note.

15. Mortgagee shall have the right to inspect the premises at all reasonable times, and access thereto shall be permitted for such purpose.

16. Subject to and without limitation of the provisions of paragraph 13 hereof, if the ownership of the premises becomes vested in a person other than Mortgagor, Mortgagee, without notice to Mortgagor, may deal with such successor in interest with reference to this Mortgage as if the indebtedness secured hereby in the same manner as with Mortgagor, and may holden to sue or may extend time for payment of the indebtedness secured hereby, without discharging or in any way affecting the liability of Mortgagor hereunder or upon the indebtedness secured hereby.

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16. If the payment of the indebtedness secured hereby or any part thereof be extended or varied, or if any part of the security therefor or any guarantor thereof be released, all persons now or at any time hereafter liable therefor, or interested in the premises, shall be held to assent to such extension, variation or release, and their liability and the lien and all provisions of this Mortgage shall continue in full force and effect, the right of recourse against all such persons being expressly reserved by Mortgagee, notwithstanding any such extension, variation or release.

17. Subject to applicable law or a written waiver by Mortgagee, Mortgagor shall pay to Mortgagee on the day installments are payable under the Note, until the Note is paid in full, a sum (herein "Funds") equal to the annual real estate taxes, special assessments, property insurance premiums and mortgage insurance premiums, if any, payable with respect to the premises, all as estimated by Mortgagee, divided by the number of installments to be made on the Note in each year. Notwithstanding the foregoing, Mortgagor shall not be obligated to make such payments of fund, to Lender to the extent that Mortgagor makes such payments to the holder of a prior mortgage or deed of trust if such holder is an institutional lender.

If Mortgagor pays Funds to Mortgagee, the Funds shall be held by Mortgagee and may be commingled with such other funds of its funds. Unless applicable law requires interest to be paid, Mortgagee shall not be required to pay Mortgagor any interest or earnings on the Funds.

Upon presentation to Mortgagee by Mortgagor of bills therefor, Mortgagee shall apply the Funds to pay said taxes, assessments and insurance premiums. If the amount of the Funds held by Mortgagee shall not be sufficient to pay all of the taxes, assessments and insurance premiums when the same shall become due, then Mortgagor shall pay to Mortgagee on demand any amount necessary to make up the deficiency. Deposits for taxes and assessments required hereunder shall be made on the tax assessment year basis so that the amount accumulated during any calendar year is sufficient to pay the taxes and assessments for such calendar year payable during the following calendar year, and if such deposits prove insufficient for that purpose, Mortgagor shall upon receipt of the bills covering such taxes and assessments forthwith deposit with Mortgagee the amount of the deficiency for the prior calendar year to which such bills relate. If the amount of Funds held by Mortgagee, together with the future installments of Funds payable prior to the due date of taxes, assessments and insurance premiums, shall exceed the amount required to pay such taxes, assessments and insurance premiums as they become due, such excess shall be, at Mortgagee's option, either promptly repaid to Mortgagor or credited on subsequent payments to be made for such items.

The Funds are pledged as additional security for the indebtedness secured hereby and, in the event of a default hereunder or under the Note, at the option of Mortgagee, Mortgagee may, without being required to do so, apply any Funds at the time and place to payment, in whole or in part, of any of Mortgagor's obligations herein or in the Note contained in such order and manner as Mortgagee may elect.

18. If Mortgagor is a corporation, Mortgagor hereby releases and waives, to the fullest extent permitted by applicable law, any and all rights of redemption from sale under any order or decree of foreclosure of this Mortgage. If Mortgagor is a corporate trustee, Mortgagor hereby releases and waives to the fullest extent permitted by applicable law, any and all rights of redemption from sale under any order or decree of foreclosure of this Mortgage and represents that it is duly authorized and empowered by the trust instruments and by all necessary persons to make such waiver and release.

19. All amounts advanced by Mortgagee in any advance herewith to protect the premises or the security of this Mortgage shall become additional indebtedness secured by this Mortgage and shall bear interest from the date of disbursement at the post maturity rate specified in the Note or, if no post maturity rate is specified in the Note, then at the rate of 18% per annum unless payment of interest at such rate would be contrary to applicable law, in which event such amounts shall bear interest at the highest rate permissible under applicable law.

20. If, by the laws of the United States of America or of any state or municipality having jurisdiction over the premises, any tax is due or becomes due, in respect of the issuance of the Note, Mortgagor shall pay such tax in the manner required by law.

21. Time is of the essence of this Mortgage and of the performance by Mortgagor of its obligations hereunder.

22. This Mortgage and all provisions thereof shall extend to and be binding upon Mortgagor and all persons claiming under or through Mortgagor, the word "Mortgagor" when used herein shall include all such persons and all persons liable for the payment of the indebtedness secured hereby or any part thereof, whether or not such persons shall have executed the Note or this Mortgage. The word "Note" when used herein shall be construed to mean "Notes" when more than one note is used. If more than one person shall have executed this Mortgage, then all such persons shall be jointly and severally liable hereon.

23. Wherever possible, each provision of this Mortgage shall be interpreted in such manner as to be effective and valid under applicable law, but if any provision or clause of this Mortgage be deemed to be prohibited by or invalid under applicable law, such provision or clause shall be ineffective only to the extent of such prohibition or invalidity, without invalidating the remainder of such provision or clause or the remaining provisions and clause of this Mortgage.

24. Mortgagee shall release this Mortgage and the lien thereof by proper instrument upon payment and discharge of all indebtedness secured hereby and payment of a reasonable fee to Mortgagee for the execution of such release.

25. This Mortgage has been delivered at Chicago, Illinois, and the rights and obligations of the parties hereunder, including matters of validity, performance, construction and enforcement shall be governed and construed in accordance with the laws of the State of Illinois.

26. If Mortgagor is a trustee, then this Mortgage is executed by Mortgagor, not personally but solely as trustee as aforesaid in the exercise of the power and authority conferred upon and vested in it as such trustee and Mortgagor hereby warrants that it possesses full power and authority to execute this instrument. It is expressly understood and agreed that nothing herein contained shall be construed as creating any liability on Mortgagor as trustee as aforesaid, or on Mortgagor personally to pay the 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 Mortgagee and by every person now or hereafter claiming any right or security hereunder.

IN WITNESS WHEREOF, Mortgagor has executed and delivered this Mortgage on the day and year first above written.

Erlinda G. Arrieta

Erlinda G. Arrieta
SSN: 551-13-1800

ACKNOWLEDGEMENT (Individual)

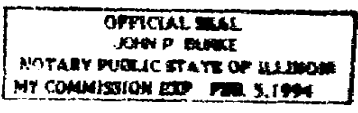
STATE OF ILLINOIS }
COUNTY OF Cook } SS

John P. Burke

a Notary Public, in and for and residing in said County, in the State

of Illinois, DO HEREBY CERTIFY THAT *Erlinda G. Arrieta* who *is* personally known to me to be the same person whose name *is* subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that *she* signed and delivered the said instrument as *a* free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of their right of homestead. Given under my hand and Notarial Seal this *3rd* day of *June*, 19*92*

My Commission Expires



John P. Burke
Notary Public

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ACKNOWLEDGEMENT (Trustee)

STATE OF ILLINOIS }
COUNTY OF } SS.

I, _____, a Notary Public in and for said County in the State aforesaid, do hereby certify that _____ Vice President of _____ and _____ Assistant Secretary of said _____, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice President and Assistant Secretary, respectively appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary acts, and as the free and voluntary act of said _____ as Trustee, for the uses and purposes therein set forth, and the said Assistant Secretary did also then and there acknowledge that he, as custodian for the corporate seal of said _____, did affix the said instrument as his own free and voluntary act and as the free and voluntary act of said _____ as Trustee, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this _____ day of _____, 19____.

My Commission Expires: _____

Notary Public

ACKNOWLEDGEMENT (Corporation)

STATE OF ILLINOIS }
COUNTY OF } SS.

I, _____, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY THAT _____ personally known to me to be the _____ President of a _____ corporation, and _____, 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 President and _____ Secretary, they signed and delivered the said instrument as _____ President and Secretary 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 as their free and voluntary act, and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this _____ day of _____, 19____.

My Commission Expires: _____

Notary Public

ACKNOWLEDGEMENT (Partnership)

STATE OF ILLINOIS }
COUNTY OF } SS.

I, _____, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY THAT _____ personally known to me to be _____ of the partner _____ of _____ partnership, and personally known to me to be the same person _____ whose name _____ subscribed to the foregoing instrument appeared before me this day in person and acknowledged that _____ signed and delivered the said instrument as _____ free and voluntary act and as the free and voluntary act of said partnership, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this _____ day of _____, 19____.

My Commission Expires: _____

Notary Public

Box _____

LOAN No. 92000750

MORTGAGE

Erlinda G. Arrieta

TO

XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX

NOTRE DAME HIGH SCHOOL FOR BOYS, INC
7655 DEMPSTER STREET
NILES, ILLINOIS 60648

ADDRESS OF PROPERTY:

3021 W. JARLATH
CHICAGO, ILLINOIS 60645

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