

UNOFFICIAL COPY MORTGAGE

THIS INDENTURE WITNESSETH: That the undersigned MARK J. KRUPOWICZ, and
ROSEMARIE A. KRUPOWICZ, his wife

of the City of Chicago, County of Cook, State of Illinois,
hereinafter referred to as the Mortgagor, does hereby Mortgage and Warrant to

POLISH ROMAN CATHOLIC UNION OF AMERICA

a corporation organized and existing under the laws of the STATE OF ILLINOIS, hereinafter
referred to as the Mortgagee, the following real estate, situated in the County of Cook
in the State of Illinois, to wit:

Lot 20 in Block 13 in Country Club Addition to LaGrange, being a subdivision of the East 1/4 of the Northwest 1/4 of Section 9,
Township 38 North Range 21¹⁰ East, the Third Principal Meridian,
in Cook County, Illinois, USA, in Will County

Commonly known as 8171 South Knobington LaGrange IL 60525

PERMANENT INDEX NO.: 18-09-0884-0001, COUNTY, ILLINOIS

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THE DEED RECORDED ON THIS DAY OF OCTOBER, 1992, IN THE MANNER PROVIDED BY LAW, AND IS HEREBY MADE PUBLIC RECORD.

TOGETHER with all buildings, improvements, fixtures or appurtenances now or hereafter erected 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 otherwise 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, venetian blinds, in-a-door beds, awnings, stoves and water heaters (all of which are 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.

TO HAVE AND TO HOLD all of said property unto said Mortgagee forever, for the uses 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 does hereby release and waive.

TO SECURE the payment of a certain indebtedness from the Mortgagor to the Mortgagee evidenced by a note made by the Mortgagor in favor of the Mortgagee, bearing even date herewith in the sum of One hundred sixteen thousand five hundred and no/100ths Dollars (\$116,500.00), which note, together with interest thereon as provided by said note, is payable in monthly installments of Nine hundred thirty-eight and 53/100ths DOLLARS (\$ 938.53)

on the last day of each month, commencing with November 1, 1992 until the entire sum is paid.

In the event the mortgagors cease membership in the Polish Roman Catholic Union of America by reason of non-payment of their assessments, the balance of said mortgage is due and payable at once.

At the option of the Mortgagee, upon sale or transfer of this property, the entire unpaid balance of the Mortgage may be declared due and payable at once.

To secure performance of the other agreements in said note, which are hereby incorporated herein and made a part hereof, and which provide, among other things, for an additional monthly payment of one-twelfth (1/12th) of the estimated annual taxes, assessments, insurance premiums and other charges upon the mortgaged premises. And to secure possible future advances as hereinafter provided and to secure the performance of the Mortgagor's covenants herein contained.

A. THE MORTGAGOR COVENANTS:

(1) To pay immediately when due and payable all general taxes, special taxes, special assessments, water charges, sewer service charges and other taxes and charges against said property, including those heretofore due; (the monthly payments provided by said note in anticipation of such taxes and charges to be applied thereto), and to furnish the Mortgagee, upon request, with the original or duplicate receipts therefor.

(2) To keep the improvements now or hereafter situated upon said premises insured against loss or damage by fire, lightning, windstorm and such other hazards, including liability under laws relating to intoxicating liquors, and including hazards not now contemplated, as the Mortgagee may reasonably require to be insured against, under policies providing for payment by the insurance companies of money sufficient either to pay the cost of replacing or repairing 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 the Mortgagee. Such insurance policies, including additional and renewal policies, shall be delivered to and kept by the Mortgagee and shall contain a clause satisfactory to the Mortgagee making them payable to the Mortgagee as its interest may appear.

(3) To promptly repair, restore or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or destroyed; to keep said premises in good condition and repair, and free from any mechanic's or other lien or claim of lien not expressly subordinated to the lien herein; not to suffer or permit any unlawful use of or any nuisance to exist on said property nor to diminish nor impair its value by any act or omission to acts to comply with all requirements of law with respect to the mortgaged premises and the use thereof.

(4) That if the Mortgagor shall procure contracts of insurance upon his life and disability insurance for loss of time by accidental injury or sickness, or either such contract, making the Mortgagee assignee thereunder, the Mortgagee may pay the premiums for such insurance and add said payments to the principal indebtedness secured by this mortgage to be repaid in the same manner and without changing the amount of the monthly payments, unless such change is by mutual consent.

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Box 304

MORTGAGE

MARK J. AARONSON 8

POLISH ROMAN CATHOLIC
UNION OF AMERICA

Last Name _____

984 Milwaukee Avenue
Chicago, Illinois 60622
AC 312-278-3218

The seal consists of a rectangular border containing the text "OFFICIAL SEAL" at the top and "MARYLAND STATE OF MILLIONS" in the center. Above the seal is a circular emblem featuring a plow, a sheaf of wheat, and an olive branch, surrounded by the words "THE GREAT SEAL OF THE STATE OF MARYLAND".

personally known to me to be the same person(s) whom I (are) authorized to sign foregoing instruments, appeared before me this day in person and acknowledged that they signed, sealed, and delivered the said instrument as of the rights of homestead.

DO HERKERY CERTIFY that MARK J. KRUBOWICZ & ROSEMARIE A. KRUBOWICZ, his wife,
are worthy persons to bequeath in the said County, in the said State aforesaid.

COUNTY OF COOK
STATE OF ILLINOIS

(SBA1) (SBA1)

MARSHAL J. KRUEGER WIC
MILITARY AIR MEDICAL
TRANSPORT GROUP
(SEAL)

day of October A.D. 1922

The event of a forcible sale of solid properties there shall first be paid out of the proceeds thereof all of the expenses incurred in

To the Mortgagor at the date hereof or at a later date, or having been advanced, shall have been repaid in part and otherwise advanced made at a later date, which advances shall in no event be greater than the principal amount of the mortgage or the amount of the premium paid by the mortgagor under the terms of the mortgage for the purpose of protecting the security added to the mortgage in respect of payment of premiums.

Under § 87(2)(b) of the FOIA, a requester may sue to enjoin or seek declaratory relief against an agency's failure to provide information under the FOIA.

(1) That in the case of failure to perform any of the convenants herein, the Mortgagor may do on the Mortgagor's behalf the Mortgagor will carry upon demand any amount necessary to protect the then holder.

B. MORTGAGE FURTHER COVENANTS.