

# UNOFFICIAL COPY

92900835

MORTGAGE

November 24

, 19 92  
Chicago, Illinois

Uptown National Bank of Chicago, Chicago, Illinois,  
not personally but as Trustee under the provisions of a Deed or Deeds in Trust duly recorded and delivered to said  
Bank in Pursuance of a Trust Agreement dated November 18, 1992 , and known as Trust  
Number 92-133 , hereinafter called the Mortgagor, hereby mortgages  
and conveys to UPTOWN NATIONAL BANK OF CHICAGO, a national banking association, hereinafter called the  
Mortgagee, which terms shall be construed to include successors and assigns, the following described real estate, situated  
in County of Cook, State of Illinois to wit:

See attached legal description

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and commonly known as 7790 Merrimac, Niles IL 60648 , and  
with permanent index number 10-29-100-025 and 10-29-102-005

together with all singular the easements, tenements, hereditaments, appurtenances and other rights and privileges  
thereunto belonging or in any wise now or hereafter appertaining, and the rents, issues and profits thereof which are  
pledged primarily and on a parity with said real estate and not secondarily, and also all fixtures now or hereafter  
erected or placed in or upon said real estate or now or hereafter attached to or used in connection with said real estate,  
whether or not the same have or would become part of said real estate by attachment thereto, including without in any  
wise limiting the generality of the foregoing, all boilers, furnaces, heaters, stoves, ranges, electric light fixtures, refrigerating  
apparatus, ventilating or air conditioning system, elevators, screens, screen doors, window shades, floor coverings,  
lobby furnishings, gas and oil tanks and equipment, pipes, wires, and plumbing, all of which shall be subject to  
this mortgage. To the extent permitted by law, the foregoing items shall be considered part of the hereinabove described  
real estate.

TO HAVE AND TO HOLD the premises unto Mortgagee, its successors and assigns forever, for the uses and purposes herein set forth.

THE MORTGAGOR HEREBY COVENANTS AND AGREES:

1. That this mortgage is given as security for the performance and observance of the covenants and agreements herein contained and for the payment of all sum which may become due hereunder and to secure to the Mortgagee the payment of the sum of Nine Hundred Thirty Thousand and no/100 (\$930,000.00)----- Dollars, and interest thereon, evidenced, by the Mortgagor's mortgage note, hereinafter referred to as the "Note", of even date herewith, payable according to its terms, to the order of the Mortgagee, the final payment of the entire indebtedness being due and payable on December 1 , 2001

2. The Mortgagor is well and lawfully seized of the mortgaged premises as a good and indefeasible estate in fee simple and has good, right and full power to sell and convey the same; that the mortgaged premises are free and clear of all encumbrances, except building and use restrictions of record, if any, zoning ordinances, if any, and taxes and assessments not yet overdue; that the Mortgagor will make any further assurances of title that the Mortgagee reasonably may require and will defend said mortgaged premises against all claims and demands whatsoever.

3. Mortgagor will pay the indebtedness hereby secured and interest thereon promptly on the days specified for the same to become due and payable, and also on demand any other indebtedness that may accrue and become due and payable to the Mortgagee under the terms and provisions of this mortgage.

4. Mortgagor will keep protected and in good order, repair and condition at all times, the buildings and improvements (including fixtures) now standing or hereafter erected or placed on the mortgaged premises and any and all appurtenances, apparatus and articles of personal property, now or hereafter in or attached to or used in connection with said buildings or improvements, promptly replacing any of the aforesaid which may become lost, destroyed or unsuitable for use, and will keep insured the aforesaid real and personal property and the interests and liabilities incident to the ownership thereof, in manner, forms or coverage, forms, companies, sum, and length of terms satisfactory to the Mortgagee in the exercise of its reasonable discretion; that all insurance policies are to be held by and, to the extent of its interests, are to be for the benefit of and payable in case of loss to the Mortgagor and the Mortgagee, and the Mortgagor shall deliver to the Mortgagee a new policy as replacement for any expiring policy at least fifteen (15) days before the date of such expiration, paying or causing the premium to be paid from the insurance escrow account at Mortgagee bank. In the event of a loss, the amount collected may, at the option of the Mortgagee, be used in any one or more of the following ways: (1) applied upon the indebtedness secured hereby, whether such indebtedness then be matured or unmatured, (2) used to fulfill any of the covenants contained herein as the Mortgagee may determine, (3) used to replace or restore the property to a condition satisfactory to the Mortgagee, (4) released to the Mortgagor; the Mortgagee is hereby irrevocably appointed by the Mortgagor as attorney of the Mortgagor to assign any policy in the event of the foreclosure of this mortgage or other extinguishment of the indebtedness secured hereby, and Mortgagor shall have no right to reimbursement for premiums unearned at the time of any such assignment.

5. Mortgagor will not commit or suffer any strip or waste of the mortgaged property or any violation of any law, regulation or ordinance affecting the mortgaged property and will not commit or suffer any demolition, removal or material alteration of any of the buildings or improvements (including fixtures) on the mortgaged premises without the written consent of the Mortgagee, and will not violate nor suffer the violation of the covenants and agreements, if any, of record against the mortgaged premises.

6. Mortgagor will pay or cause to be paid from the real estate tax escrow account at Mortgagee bank, before delinquent, or before any penalty for nonpayment attaches thereto, all taxes, assessments and charges of every nature and to whomever assessed that may now or hereafter be levied or assessed upon the mortgaged premises or any part thereof, upon the rents, issues, income or profits thereof, upon the lien or estate hereby created, whether any or all of said taxes, assessments or charges be levied directly or indirectly or as excise taxes or as income taxes, and will thereupon submit to the Mortgagee such evidence of the due and punctual payment of such taxes, assessments and charges as the Mortgagee may require.

Mortgagor, at its expense, may contest, after prior written notice to Mortgagee, by appropriate legal proceeding conducted in good faith and with due diligence, the amount or validity or application, in whole or in part, of any taxes, assessments and charges described in this paragraph (6), provided that: (a) Mortgagor shall first make all contested payments, under protest if it desires, unless such proceedings shall suspend the collection thereof, (b) neither the real estate nor any part thereof or interest therein would be in any danger of being sold, forfeited, lost or interfered with, and (c) Mortgagor shall have furnished such security, if any, as may be required in the proceedings or reasonably requested by Mortgagee.

7. If Mortgagor shall neglect or refuse to keep in good repair the property referred to in paragraph (4) above, to replace the same as herein agreed, to maintain and pay into the insurance account the amounts necessary to pay the premiums for insurance which may be required under paragraph (4) or to pay and discharge all taxes, assessments and charges of every nature and to whomever assessed, as provided for in paragraph (6), the Mortgagee may, at its election, upon 10 days prior written notice to Mortgagor, cause such repairs or replacements to be made, obtain such insurance



# BOOK 883 UNOFFICIAL COPY

WFC 110567

Re: Kocjan

MORTGAGE AND SECURITY AGREEMENT XXXX

4753 N. Broadway, Chicago IL 60640  
Between C. Carlson, Upcoming National Bank of Chicago  
This document prepared by (and will be)

(SEAL)

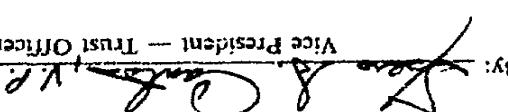
My Commission Expires: 7-3-93

Notary Public

GIVEN under my hand and notarized seal this 24th day of October 1992.  
 wherein as set forth,  
 Officers own free and voluntary act and as the free and voluntary act of said Company for the use and purpose  
 Company caused the corporate seal of said Company to be affixed to said instrument as said Mortgagor's Trust  
 whom and where acknowledged that the names and signatures of the parties and witnesses to the said  
 instrument as of said Company's free and voluntary act of said Mortgagor's Trust Officer, as corporation seal of said  
 Company to the signature and delivery of said instrument as their own free and voluntary acts and said Mortgagor's Trust Officer  
 signed that they signed and delivered the said instrument before me this day, in person and acknowledged  
 known to me to be the same persons whose names are subscribed to the foregoing instrument, as such Vice President  
 Upcoming National Bank of Chicago  
 the above named Vice President and State Attorney, that  
 I, the undersigned, a Notary Public in and for the County and State before me, do HEREBY CERTIFY, that

COUNTY OF COOK )  
STATE OF ILLINOIS ) SS:  
(Corporation Seal)

92900835

By:  Vice President - Trust Officer

ATTEST:  Notary Public - Trust Officer  
 By:  Notary Public - Trust Officer  
 known as Trust Number 92-133  
 dated November 18, 1992  
 Not personally, but as Trustee under the Trust Agreement

IN WITNESS WHEREOF, Mortgagor has duly executed this mortgage on the date first above written.  
 vided or by action to enforce the personal liability of any Guarantors of the Note.  
 the Mortgagee shall take solely to the property for the enforcement of the provisions hereof in the manner herein pro-  
 Upcoming National Bank of Chicago  
 Mortgagee and by every person now or hereafter claiming any right or security hereunder, so far as  
 Mortgagee any corporation or entity herein contained, all such liability, if any, being expressly waived by the  
 any liability on Upcoming National Bank of Chicago to fulfill any warranty created or to  
 this instrument, and it is expressly understood and agreed that nothing herein contained shall be construed as creating  
 (and Upcoming National Bank of Chicago warrants that it possesses full power and authority to execute  
 trustee as aforesaid in the exercise of the power and authority conferred upon it as such Trustee  
 trustee is a corporation in the state of Illinois, but as personal, but as  
 33. This mortgage is executed by Upcoming National Bank of Chicago  
 car shall not exceed the limits now imposed by the laws of the State of Illinois.  
 32. Notwithstanding any provision herein contained in said Note, the total liability for payments in the nature of inter-  
 which ever may occur shall have executed the Note of this mortgage. Whenever used, the singular number shall  
 hereinafter, the word Mortgagor shall include all persons liable for the payment of successive vendees and assignees of the parties  
 31. All provisions herein shall insure to and bind the parties to the intent of this further act.  
 and things as may reasonably be necessary fully to effectuate the intent of this mortgage.  
 30. Mortgagor agrees that upon all obligations under this mortgage to be done all such further acts  
 forever all such additional instruments and further assurances of title and do or cause to be done of this mortgage.  
 29. If all or part of the premises, or an interest therein is sold or transferred by Mortgagor without the prior  
 written consent of the Mortgagor, excluding, any leasehold interest of three years or less not contain-  
 ing an option to purchase, the Mortgagor shall declare all sums secured by this mortgage to be immediate  
 due and payable. The Mortgagor shall have waived such option to accelerate if, prior to sale to transferee, the  
 Mortgagor and prospective purchaser of this mortgage shall be secured by this mortgage shall re-  
 ceive, and that interest payable on the sum so secured by this mortgage shall be as such Mortgagor's  
 28. No remedy of right of Mortgagor shall be exclusive of law, or any derivative of a lien or encumbrance subordinate to this mortgage;  
 or of attachment, nor shall it affect any subsequent default of like sum or a different nature. Every such rem-  
 dy or right may be exercised concurrently or independently, and when and as often as may be deemed expedient by  
 right now or hereafter existing at law or in equity. No delay in the exercise of any remedy to exercise any remedy or right  
 according to law, shall not affect any such remedy to be construed to be a waiver of any such default,  
 or any derivative of a lien or encumbrance subordinate to this mortgage to be immediate.

28. No remedy of right of Mortgagor shall be exclusive of law, or any derivative of a lien or encumbrance subordinate to this mortgage;  
 or any derivative of a lien or encumbrance subordinate to this mortgage to be immediate.

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18. That, in the event the ownership of the mortgaged premises, or any part thereof, becomes vested in a person other than the Mortgagor, the Mortgagee may deal with such successor or successors in interest with reference to this mortgage and the debt hereby secured in the same manner as with the Mortgagor, without in any manner vitiating or discharging the Mortgagor's liability hereunder, or upon the debt hereby secured.

19. That the Mortgagor shall pay to said Mortgagee, its legal representatives and assigns, a reasonable attorney's fee, in addition to all other legal costs, as often as any proceeding is taken to foreclose this mortgage for default in any of its terms, covenants, or agreements.

20. In the event of the passage after the date of this mortgage of any law of the State of Illinois, deducting from the value of the land for the purpose of taxation any lien thereon, or changing in any way the laws for the taxation of mortgages or debts secured by mortgages, or the manner of collection of any such taxation so as to affect this mortgage, the holder of this mortgage and the debt which it secures shall have the right to give thirty (30) days' written notice to the owner of the land requiring the payment of debt secured hereby. If such notice be given, the said debt shall become due, payable, and collectible at the expiration of said thirty (30) days; provided, however, that such requirement of payment shall be ineffective if the Mortgagor is permitted by law the whole of such tax in addition to all other payments required hereunder, without any penalty thereby accruing to the holder of this mortgage and the debt secured hereby, and if the Mortgagor does pay such tax prior to the date upon which payment is required by such notice.

21. That Mortgagor will comply with the requirement of all Federal, State and Local pollution laws and regulations applicable or pertaining to the operation of the premises.

22. An express security interest is hereby granted to Mortgagee, its successors and assigns, with respect to all buildings, improvements, structures, machinery, and fixtures now or hereafter erected or placed in or upon the real estate described on page one (1) above.

23. Mortgagor represents and agrees that the proceeds of the Note secured by this mortgage will be used for the purpose specified in § 6404 of Chapter 17 of the 1984 Illinois Revised Statutes (Annotated), and that the principal obligation secured hereby constitutes a business loan which comes within the purview of said paragraph.

24. Mortgagor shall not and will not apply for or avail itself of any appraisement, valuation, stay, extension or exemption laws, or any so-called "Moratorium Laws", now existing or hereafter enacted, in order to prevent or hinder the enforcement or foreclosure of this mortgage, but hereby waives the benefit of such laws. Mortgagor for itself and all who may claim through or under it waives any and all right to have the property and estates comprising the mortgaged property marshalled upon any foreclosure of the lien hereof, and agrees that any court having jurisdiction to foreclose such lien may order the mortgaged property sold as an entirety.

25. The Mortgagor hereby waives any and all rights of redemption from sale under any order or decree of foreclosure, pursuant to rights herein granted, on behalf of the Mortgagor, the trust estate and all persons beneficially interested therein, and each and every person acquiring any interest in, or title to, the premises described herein subsequent to the date of this mortgage, and on behalf of all other persons to the extent permitted by the provisions of Chapter 110, § 15-1601 of the Illinois Revised Statutes (Annotated) 1987.

26. It is further covenanted and agreed that, in case of default continuing for ten (10) days after written notice to Mortgagor, in making payment of said Note, or any installment due in accordance with the terms thereof, either of principal or interest, or of a default continuing for thirty (30) days after written notice to Mortgagor (and provided Mortgagor has not commenced to cure and then diligently proceed to cure such default) in the performance of any of the covenants, agreements or conditions contained in this mortgage or if any proceedings be instituted or process issued against Mortgagor under any bankruptcy or insolvency laws, or to place the premises or any part thereof in the custody or control of any court through its receiver or other officer, and such proceedings are not dismissed or stayed on appeal or such process withdrawn within thirty (30) days after written notice from Mortgagee to Mortgagor, or if Mortgagor is dissolved or forfeits its corporate franchise or makes any assignment for the benefit of creditors, or is declared a bankrupt, or if by or with the consent or at the instance of Mortgagor, proceeding to extend the time of payment of the Note or to change the terms of the Note or this mortgage be instituted under any bankruptcy or insolvency law, or if the premises or any part thereof are placed in the custody or control of any receiver or other officer of a court, then the following provisions shall apply:

(a) All sums secured hereby shall, at the option of Mortgagee, and upon notice to Mortgagor, become immediately due and payable with interest thereon, from the date of acceleration at two (2 %) percent over the interest rate chargeable under the Note.

(b) Mortgagee may immediately foreclose this mortgage. The Court in which any proceeding is pending for that purpose may, at once or any time hereafter, either before or after sale, without notice and without requiring bond, and without regard to the solvency or insolvency of any person liable for payment of the indebtedness secured hereby, and without regard to the then value of the premises, appoint a receiver (the provisions for the appointment of a receiver and assignment of rents being an express condition upon which the loan hereby secured is made) for the benefit of Mortgagee, with power to collect the rents, issues and profits of the premises, due and to become due, during such foreclosure suit and the full statutory period of redemption, if any, notwithstanding any redemption. The receiver, out of such rents, issues and profits when collected, may pay costs incurred in the management and operation of the premises, prior and subordinate liens, if any, and taxes, assessments, water and other utilities and insurance, then due or thereafter accruing, and make and pay all or any part of the indebtedness secured hereby or any deficiency decree entered in such foreclosure proceedings. The provisions herein for the appointment or continuation of the appointment of a receiver during any period of redemption shall not be construed as affecting any waiver of the right of redemption contained in this mortgage.

(c) Mortgagee shall, as its option, have the right, acting through its agent or attorneys, either with or without process of law, forcibly or otherwise, to enter upon and take possession of the premises, expell and remove any persons, goods or chattels, occupying or upon the same, and to collect or receive all the rents, issues and profits thereof, and to manage and control the same, and to lease the same or any part thereof from time to time, and after deducting all reasonable attorney's fees, and all expenses incurred in the protection, care, maintenance, management and operation of the premises, apply the remaining net income upon the indebtedness secured hereby or upon any deficiency decree entered in any foreclosure proceedings.

27. In any foreclosure of this mortgage there shall be allowed and included in the decree for sale, to be paid out of the rents or the proceeds of such sale:

(a) all principal and interest remaining unpaid and secured hereby;

(b) all other items advanced or paid by Mortgagee pursuant to this mortgage, with interest at two (2 %) percent over the interest rate chargeable under the Note from the date of advancement; and

(c) all court costs, fees of the master in chancery, reasonable attorney's fees, appraiser's fees, expenditures for documentary and expert evidence, stenographer's charges, publication costs, and costs (which may be estimated) of procuring all abstracts of title, title searches and examinations, title guarantee policies, torrens certificates and similar data with respect to title which Mortgagee may deem necessary. All such expenses shall become so much additional indebtedness secured hereby and immediately due and payable with interest at two (2 %) percent over the interest rate chargeable under the Note, when paid or incurred by Mortgagee in connection with any proceedings, to which Mortgagee shall be a party, either as plaintiff, claimant or defendant, by reason of this mortgage or any indebtedness hereby secured or in connection with any proceedings, to which Mortgagee shall be a party, either as plaintiff, claimant or defendant, by reason of this mortgage or any indebtedness hereby secured or in connection with preparation for the commencement of any suit for the foreclosure hereof after accrual of such right to foreclose, whether or not actually commenced. The proceeds of any foreclosure sale shall be distributed and applied to the items described in (a), (b) and (c) of this Section, inversely to the order of their listing, and any surplus of the proceeds of such sale shall be paid to

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## Legal Description

A parcel of land situated in the West 1/2 of the Northwest 1/4 of Section 29, Township 41 North, Range 13 East of the Third Principal Meridian, said parcel of land being more particularly described as follows: Beginning at the point of intersection of the North line of the South 12 feet of the Northwest 1/4 of the Northwest 1/4 of said Section 29 with a line 361 feet West from and parallel with the East line of said West 1/2 of the Northwest 1/4 and running thence South along the last described parallel line a distance of 200 feet; thence West along a line parallel with the North line of the South 12 feet of the Northwest 1/4 of the Northwest 1/4 a distance of 292.62 feet to its intersection with the East line of the West 20 acres of the Southwest 1/4 of the Northwest 1/4 of said Section 29; thence North along said East line of the West 20 acres of the Southwest 1/4 of the Northwest 1/4 and along the East line of the West 20 acres of the Northwest 1/4 of the Northwest 1/4 a distance of 200 feet to the intersection with said North line of the South 12 feet to the Northwest 1/4 of the Northwest 1/4 and thence East along said North line of the South 12 feet a distance of 292.22 feet to the point of beginning, in Cook County, Illinois.

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Property of Cook County Clerk's Office

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