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3. Mortgagor further agrees that any sale, conveyances or transfer of any right, title or interest in the premises or any portion thereof, without the prior written approval of the Mortgagee or any conveyance, mortgage or encumbrance of the premises or any part thereof as security for any debt

under or on account of said Mortgage. Mortgagor further agrees and covenants (a) to pay said Note at the times, in the manner and in all respects as therein provided; (b) to perform each and all of the covenants, agreements and obligations in said Note and Mortgage to be performed by the Mortgagor therein, at the time, in the manner and in all respects as therein provided; (c) to be bound by each and all of the terms and provisions of said note and Mortgage; (d) that all of the real property described in said Mortgage shall remain in all respects subject to the lien, charge or encumbrance of said Mortgage and nothing herein contained nor anything done pursuant hereto shall affect or be construed to in, conveyance effected by said Mortgage or the priority thereof over other liens, charges, encumbrance or conveyance, or except as expressly provided herein, to release or affect the liability of any part or parties whomsoever whom may now or hereafter be liable

2. Mortgagor further agrees and covenants (a) to pay said Note at the times, in the manner and in all respects as therein provided; (b) to perform each and all of the covenants, agreements and obligations in said Note and Mortgage to be performed by the Mortgagor therein, at the time, in the manner and in all respects as therein provided; (c) to be bound by each and all of the terms and provisions of said note and Mortgage; (d) that all of the real property described in said Mortgage shall remain in all respects subject to the lien, charge or encumbrance of said Mortgage and nothing herein contained nor anything done pursuant hereto shall affect or be construed to in, conveyance effected by said Mortgage or the priority thereof over other liens, charges, encumbrance or conveyance, or except as expressly provided herein, to release or affect the liability of any part or parties whomsoever whom may now or hereafter be liable

1. Mortgagor agrees to execute a new promissory note of even date in the principal amount of One Hundred Thousand and 00/100 (\$100,000.00) together with interest thereon at the rate of Eight and Three Quarters percent until maturity with the interest payable commencing January 14, 1993 continuing on the same date of each successive month thereafter until fully paid with a final payment due on December 14, 1997, provided that all payments shall be first applied to accrued and unpaid interest to date of actual payment with the remainder applied to the unpaid balance of the principal. The amount of the final installment will be adjusted to reflect any accrued and unpaid interest resulting from early or late payment of any installments. After maturity, whether by acceleration or otherwise, interest shall accrue at the rate of 18% per annum until fully paid and interest shall be computed on the basis of a 360 day and charged for the actual number of days elapsed. Mortgagor further agrees to pay reasonable attorney's fees, court costs and expenses incurred by Mortgagee in the collection or enforcement of said Note or in connection with any proceedings to foreclose upon the aforesaid Mortgage.

Now, therefore, in consideration of the terms, covenants and conditions set forth herein and other good and valuable considerations, the receipt of which is hereby acknowledged, the parties hereto agree as follows:

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without the prior written approval of the Mortgage shall constitute a default hereunder on account of which the Mortgagee may declare the entire indebtedness evidence by the Note secured by the Mortgage to be immediately due and payable and foreclose the Mortgage immediately or at any time such default occurs.

4. If any part of said indebtedness or interest thereon be not paid at the maturity thereof or as herein provided, or in default in the performance of any other covenants of the Mortgagor shall continue for twenty (20) days after written notice thereof, the entire principal sum secured by the Mortgage, together with the then accrued interest thereon, shall, without notice, at the option of the Mortgagee become and immediately due and payable.

5. This Agreement is supplementary to said Mortgage. All the provisions thereof and of the principal note, including the right to declare principal and accrued interest due for any cause specified in said Mortgage or note shall remain in full force and effect as herein expressly modified. Mortgagor agrees to perform all the covenants of the grantor in said Mortgage. The provisions of this Agreement shall incur to the benefit of any holder of said principal note and shall bind the heirs, personal representative, successors and assigns of the parties hereto.

IN WITNESS WHEREOF the parties hereto have signed this Agreement the day and year first above written.

MORTGAGEE:

BANK ONE, LAGRANGE

By: [Signature]
Assistant Vice President

MORTGAGOR:

By: [Signature]

By: [Signature]

ATTEST:

[Signature]
Assistant Vice President

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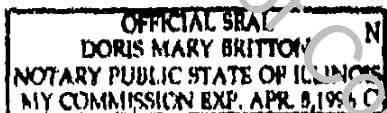
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STATE OF ILLINOIS
COUNTY OF COOK

I, Doris Mary Britton, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Doreen M. Kral personally known to me to be the Assistant Vice President of Bank One, La Grange a Illinois corporation, and William J. Gibbons, personally known to me to be the Assistant Vice President 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 AVP and AVP, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given be 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 seal this 14th day of December 1992.



Doris Mary Britton
Notary Public

Commission Expires April 8, 1996

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STATE OF ILLINOIS
COUNTY OF COCK

I, Doris Mary Britton, a Notary Public in and for said county and state, do hereby certify that Gerald L. Farina and Donna M. Farina, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 14th day of December, 1992.



Doris Mary Britton
Notary Public

Commission expires: 04-08-96

Prepared by and mail to:

Bank One, La Grange
730 Plainfield Road
Willowbrook, IL 60521
Attn: Doreen Kral

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