

COMMUNITY TITLE GUARANTEE COMPANY 243702 JD

92965318

THIS INDENTURE WITNESSETH: That the undersigned _____
CHICAGO TITLE AND TRUST COMPANY

a corporation organized and existing under the laws of the STATE OF ILLINOIS
not personally but as Trustee under the provisions of a Deed or Deeds in trust duly recorded and delivered to the
undersigned in pursuance of a Trust Agreement dated SEPTEMBER 20, 1984 and known as trust number
1086171, hereinafter referred to as the Mortgagor, does hereby Mortgage and convey 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:

LOTS 106 AND 107 (EXCEPT THE EAST 10 FEET THEREOF) IN BLESUIS AND FRANZE'S RE-SUBDIVISION OF SUNDRY
LOTS IN BUENA VISTA ADDITION TO CHICAGO, BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 6,
TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 5905-07 N. PAULINA, CHICAGO, ILLINOIS 60660

PERMANENT INDEX NO. 14-05-403-012

REPT-01 RECORDED 427.00
T41111 YEAR 7458 12/22/93 14 42.00
#2510 # #-92-965318
COOK COUNTY RECORDER

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Together with all buildings, improvements, fixtures or appurtenances now or hereafter erected thereon or placed therein, 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 thereon or thereon, the furnishing of which by lessors to lessees is customary or appropriate, including screens, window shades, storm doors and windows, door coverings, screen doors, in-a-door beds, 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 mortgagees, 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 and 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 THREE HUNDRED TWENTY THOUSAND AND NO/100 Dollars

(\$ 320000.00), which Note, together with interest thereon as therein provided, is payable in monthly installments of TWO THOUSAND SEVEN HUNDRED NINETY-FIVE AND 83/100 Dollars
(\$ 2795.83), commencing the 1ST day of JANUARY, 19 93

which payments are to be applied, first, to interest, and the balance to principal, for ONE HUNDRED SEVENTY-NINE months next thereafter succeeding and a final payment of the unpaid balance of the principal sum and accrued interest due thereon on or before the last day of DECEMBER, 2008

(b)

(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 at no time shall this Mortgage secure advances on account of said original Note together with such additional advances, in a sum in excess of THREE HUNDRED EIGHTY-FOUR THOUSAND AND NO/100 Dollars (\$ 384000.00), 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

Box 4/03

2702

UNOFFICIAL COPY

K. That upon the commencement of any foreclosure proceedings... and without notice to the Mortgagee...

L. That each right, power and remedy herein conferred upon the Mortgagee is cumulative of every other right or remedy of the Mortgagee...

M. The corporate Trustee named herein being duly authorized to do so by the trust instrument or by any person having a power of direction over the Trustee does hereby waive any and all rights of redemption...

N. The right is hereby reserved by the Mortgagee to make partial release or releases of the mortgaged premises hereunder without notice...

O. This mortgage is created by the undersigned not personally but as Trustee as aforesaid in the exercise of the power and authority conferred upon and vested in it as such Trustee...

IN WITNESS WHEREOF, the undersigned corporation, not personally but as Trustee as aforesaid, caused these presents to be signed by its ASST. VICE President...

CHICAGO TITLE AND TRUST COMPANY
TR. NO. 1080171 DATED: SEPTEMBER 20, 1994

ATTEST: [Signature] ASST. Secretary BY [Signature] ASST. VICE President

STATE OF ILLINOIS
COUNTY OF COOK } ss. I, the undersigned, SUSAN LESLER a Notary Public in

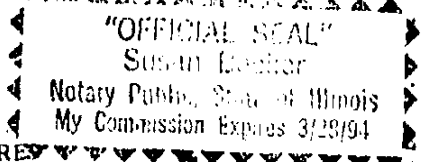
and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT DOROTHY CATALANO personally known to me to be the ASST. VICE President of CHICAGO TITLE AND TRUST COMPANY

a corporation, and RHONDA TURECK personally known to me to be the ASST Secretary of said corporation...

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...

OTH
AL

GIVEN under my hand and Notarial Seal, this 27TH day of NOVEMBER, A.D. 19 92



[Signature] Notary Public

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THIS INSTRUMENT WAS PREPARED BY RICHARD J. JAHNS

OF CRAGIN FEDERAL BANK FOR SAVINGS

5133 WEST FULLERTON AVENUE, CHICAGO, ILLINOIS 60639

UNOFFICIAL COPY

Box 403

MORTGAGE

CHICAGO TITLE AND TRUST COMPANY

TR. NO. 1086171 DATED: SEPTEMBER 20, 1984

to
CRAGIN FEDERAL BANK FOR SAVINGS

PROPERTY AT: 5905-07 N. PAULINA
CHICAGO, IL 60660

Loan No. 01-66558-05

92965318

Property of Cook County Clerk's Office