

UNOFFICIAL COPY 92050313  
MORTGAGE

THIS INDENTURE WITNESSETH: That the undersigned  
STANISLAW NIZNIK AND LOTTIE A. NIZNIK, HIS WIFE

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

DAMEN FEDERAL BANK FOR SAVINGS

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 3 in Sayre Avenue Subdivision of the South 950 feet of Lot 126 in Frederick H. Bartlett's 1st Addition to Frederick H. Bartlett's 79th Street Acres, being a Subdivision of the West 1/2 of the South East 1/4 of Section 31 and the West 1/2 of the North West 1/4 of said Section 31, and the West 1/2 of the South West 1/4 of said Section 31, Township 38 North, Range 13 East of the Third Principal Meridian also the East 1/2 of the South East 1/4 of Section 36, Township 38 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

8044 South Sayre, Burbank, Cook County, Illinois  
Permanent Index # 19-31-101-201

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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 thereon 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 buds, 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 FORTY FIVE THOUSAND AND NO /100 Dollars (\$ 45,000.00), which note, together with interest thereon as provided by said note, is payable in monthly installments of FOUR HUNDRED SEVENTEEN AND 16/100 or more DOLLARS (\$ 417.16 or more on the 1st day of each month, commencing with April 1, 1992 until the entire sum is paid.

It is further agreed and understood by and between the parties hereto that should the above described real estate, at any time hereafter, be sold or title thereto transferred by deed of conveyance or by operation of law, then the amount of principal balance then remaining due secured by this mortgage shall become immediately due and payable at any time hereafter at the option of the owner or holder of this mortgage. Acceptance of any monthly installment payments on account of said obligation by the owner or holder of this mortgage shall not, in any way, constitute a waiver by the owner or holder of this option to accelerate the payment of the entire obligation secured by this mortgage.

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 now contemplated, as the Mortgagee may reasonably require to be insured against, under policies providing for payment by the insurance companies of moneys 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 hereof; 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 act; 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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Loan No. UR 9214-5

MORTGAGE

STANISLAW NIZNIK AND

LOTTIE A. NIZNIK, HIS WIFE

DAMEN FEDERAL BANK FOR SAVINGS

TO

DAMEN FEDERAL BANK FOR SAVINGS
1100 South Damen Avenue
Chicago, Illinois 60606

mas

3105026

DAMEN FEDERAL BANK FOR SAVINGS
3100 South Damen Avenue, Chicago, IL
Laura Gordon
This instrument was prepared by

MY COMMISSION EXPIRES 2/14/92
NOTARY PUBLIC, STATE OF ILLINOIS

KENNETH D. VANEK

OFFICIAL SEAL

GIVEN under my hand and Notarial Seal, this

21st

January

A. D. 19 92

before me this day in person and acknowledged that they aligned, sealed and delivered the said instrument as free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

personally known to me to be the same persons (or whose names) (are) subscribed to the foregoing instrument, appeared Lottie A. Niznik, his wife Stanislaw Niznik and

DO HEREBY CERTIFY that I, Kenneth D. Vaneck, a Notary Public in and for said county, in the State aforesaid,

STATE OF ILLINOIS
COUNTY OF Cook

(SEAL) (SEAL)

January 21st A. D. 1992

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals this 21st

(4) That upon the commencement of any foreclosure proceeding hereunder, the court in which such bill is filed may at any time, and without notice to the Mortgagee, or any party claiming under him, appoint a receiver with power to manage and control the property, and to collect the rents, issues and profits, and such rents, issues and profits, when collected, may be applied before as well as after the foreclosure sale, toward payment of the indebtedness, cost, taxes, insurance or other liens necessary for the protection and preservation of the property, including the expenses of such receiver, or on any deficiency decree whether there be a deficiency therefor in person, or not, such receiver may elect to terminate any lease junior to the lien hereof, and upon foreclosure of said premises, there shall be allowed and included as an additional indebtedness in the decree of sale all expenditures and expenses together with interest thereon at the rate of seven per cent (7%) per annum, which may be paid or incurred by or on behalf of the Mortgagee and deemed by the Mortgagee to be reasonably necessary either to prosecute such suit or to evidence to bidders at any sale hereof, pursuant to such decree the true title to or value of said premises; all of which aforesaid amounts together with interest as herein provided shall be immediately due and payable by the Mortgagee in conjunction with (a) any proceeding including foreclosure or bankruptcy proceedings to which either party shall be a party by reason of this mortgage or the note hereby secured; or (b) preparation for the commencement of any suit for the foreclosure hereof after the accrual of the right to foreclosure, whether or not actually commenced; or (c) preparations for the defense of or intervention in any suit or proceeding or any threatened or contemplated suit or proceeding which might affect the premises hereon or the security hereof, whether or not actually commenced. In the event of a foreclosure sale of said premises there shall first be paid out of the proceeds thereof all of the aforesaid items.

(3) That time is of the essence hereof, and if default be made in performance of any covenant herein contained or in making any payment under said note or obligation or any extension or renewal thereof, or if proceedings be instituted to enforce any other lien or charge upon any said property, or upon the filing of a proceeding in bankruptcy by or against the Mortgagee, or if the Mortgagee shall make an assignment for the benefit of his creditors or if his property be placed under control of or in custody of any court or officer of the government, or if the Mortgagee abandon any of said property, then and in any of said events, the Mortgagee is hereby authorized and empowered, at its option, and without affecting the lien hereof, to declare, without notice, all sums secured by created or the priority of said lien or any right of the Mortgagee hereunder, to be immediately due and payable, and to proceed to foreclose this mortgage, and in any foreclosure a sale may be made of the premises en masse without offering the several parts separately;

(2) That it is the intent hereof to secure payment of said note whether the entire amount shall have been advanced to the Mortgagee at the date hereof or at a later date, or having been advanced, shall have been repaid in part and further advances made at a later date, which advances shall in no event operate to make the principal sum of the indebtedness greater than the original principal amount plus any amount or amounts that may be added to the mortgage indebtedness under the terms of this mortgage for the purpose of protecting the security and for the purpose of paying premiums under Section 4(A) above, or for other purposes.

(1) That in the case of failure to perform any of the covenants herein, the Mortgagee may do on the Mortgagee's behalf everything so covenanted; that the Mortgagee may also do any act (it may deem necessary to protect the lien hereof; that the Mortgagee will repay upon demand any moneys paid or disbursed by the Mortgagee for any of the above purposes and such moneys together with interest thereon at the highest rate for which it is then lawful to contract shall become so much additional indebtedness hereby secured and may be included in any decree foreclosing this mortgage and be paid out of the rents or proceeds of sale of said premises if not otherwise paid; that it shall not be obligatory upon the Mortgagee to inquire into the validity of any lien, encumbrance, or claim in advancing moneys as above authorized, but nothing herein contained shall be construed as requiring the Mortgagee to advance any moneys for any purpose not to do any act hereunder; and that Mortgagee shall not incur any personal liability because of anything it may do or omit to do hereunder;

B. MORTGAGOR FURTHER COVENANTS: