

92187239
UNOFFICIAL COPY
MORTGAGE

LS

REC-205273-50-9001

THIS INDENTURE WITNESSETH: That the undersigned
.....
Charles W. Salvatore and Patricia M. Salvatore, 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

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 fol-
lowing real estate, situated in the County of Cook In the State of Illinois, to wit:

The East 1/2 of Lot 1 in Block 11 in Frederick H. Bartlett's Chicago Highlands in
the North West 1/4 of Section 20, Township 38 North, Range 13 East of the Third
Principal Meridian, In Cook County, Illinois.

6201 W. 64th Street
Chicago, Illinois 60638

PIN 19-20-109-031-0000

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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 con-
ditioning, 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 awnings, 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 EIGHTY FIVE THOUSAND AND 00/100
Dollars (\$ 85,000.00), which note,
together with interest thereon as provided by said note, is payable in monthly installments of
SEVEN HUNDRED EIGHTY SEVEN AND 97/100 or more DOLLARS (\$ 787.97 or more)
on the 1st day of each month, commencing with June 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 not 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. 9254-5

MORTGAGE

Charles W. Salvatore and

Patricia M. Salvatore, his wife

DAMEN FEDERAL BANK
FOR SAVINGS

TO

DAMEN FEDERAL BANK FOR SAVINGS
5100 South Damen Avenue
Chicago, Illinois 60609

DAMEN FEDERAL BANK FOR SAVINGS
5100 South Damen Avenue, Chicago, IL
This instrument was prepared by Rodolfo Rios

My Commission Expires 2/14/96
Notary Public, State of Illinois
KENNETH D. VANEK
"OFFICIAL SEAL"

GIVEN under my hand and Notarial Seal, this 20th day of March, A. D. 1992

I, Kenneth D. Vaneck, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY that Charles W. Salvatore and Patricia M. Salvatore, his wife, personally known to me to be the same person(s) whose name(s) (X)(are) subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

STATE OF ILLINOIS
COUNTY OF Cook
ss. }
I, Kenneth D. Vaneck, a Notary Public in and for said county, in the State aforesaid, do hereby certify that Charles W. Salvatore and Patricia M. Salvatore, his wife, personally known to me to be the same person(s) whose name(s) (X)(are) subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals this 20th day of March, A. D. 1992

Charles W. Salvatore (SEAL)
Patricia M. Salvatore (SEAL)

(1) That in the case of failure to perform any of the covenants herein, the Mortgagee may do on the Mortgagor's behalf everything so covenanted; that the Mortgagee may also do any act it may deem necessary to protect the lien hereof; that the Mortgagor 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 advance of any moneys for any purpose nor 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:

(2) That it is the intent hereof to secure payment of said note whether the entire amount shall have been advanced to the Mortgagor at a later date, or at a later date, or having been advanced, shall have been repaid in part and further advanced as required by the Mortgagee to advance any moneys for any purpose nor 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;

BOX 333

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