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This document prepared by Heidi Bronowick, 700 River Drive, Glenview, Illinois

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MORTGAGE

LN # 01005792

THIS INDENTURE WITNESSETH: That the undersigned,

CLIFFORD E. COX, JR. and SCEROBIA COX, his wife,

of the Village of Skokie, County of Cook, State of Illinois,

hereinafter referred to as the Mortgagor, does hereby Mortgage and Warrant to

GLENVIEW GUARANTY SAVINGS AND LOAN ASSOCIATION

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 21 and Lot 22 (except the North 10 foot thereof) in Block B in Dempster Crawford Manor, a Subdivision of that part of the North West quarter of Section 23, Township 4d North, Range 15, East of the Third Principal Meridian, West of East Prairie Road (except the South 17-1/2 chains, according to the Plat thereof recorded as Document No. 9025818, in Cook County, Illinois.**

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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 therein or thereon the furnishing of which by lease, license, or otherwise, including screens, venetian blinds, window shades, window storm doors and windows, floor covering, screen doors, in a door beds, axilings, 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 covenants 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 under any lease or agreement for the use or occupancy of said property, on the part thereof, whether said lease or agreement is written or oral and whether it is now or hereafter existing or which is to be made by the Mortgagee hereunder, the power herein granted to it, it being the intention hereof to pledge said rents, issues and profits on a parity with said real estate and not secondary and such pledge shall not be deemed merged in any lease or license, and to establish an absolute transfer and assignment to the Mortgagee of all such leases and agreements and all the assets thereunder, together with the right in case of default, either before or after foreclosure hereon, to enter upon and take exclusive possession of, manage, maintain and operate said premises, or any part thereof, and to lease, license, or otherwise, to a third party, to terminate, modify existing or future leases, collect said rents, issues and profits, together with all other monies due or to become due, whether legal or equitable as it may deem proper to enforce collection thereof, employ, retaining agencies or other employees, after or before said premises, buy furnishings and equipment, therefore, when it deems necessary, purchase all kinds of insurance, and in general to exercise all powers ordinarily incident to absolute ownership, advance or borrow money necessary for any purpose hereinafter stated to secure which a lien is hereby created on the mortgaged premises, and on the income therefrom which lien is prior to the lien of any other indebtedness hereby secured, and out of the income to pay to a suitable compensation for itself, pay insurance, premiums, taxes and assessments, and all expenses of every kind, including attorney fees incurred in the exercise of the powers herein given, and from time to time apply any balance of income not in its sole discretion, needed for the aforesaid purposes, first on the interest and then on the principal of the indebtedness hereby secured before or after any decree of foreclosure, and on the deficiency in the proceeds of sale, if any, whether there be a decree in personam therefor or not. Whenever all of the indebtedness secured hereby is paid, and the Mortgagee, in its sole discretion, finds there to be no substantial uncorrected default in performance of the Mortgagor's agreements herein, the Mortgagee, on satisfactory evidence thereof, shall relinquish possession and pay to Mortgagor any surplus moneys in its hands. The possession of Mortgagee may continue until all indebtedness secured hereby is paid in full or until the delivery of a Master's Deed or Special Commissioner's Deed pursuant to a decree foreclosing the lien hereof, but if no deed be issued then until the expiration of the statutory period during which a deed may be issued. Mortgagee shall, however, have the discretionary power at any time to refuse to take or to abandon possession of said premises without affecting the lien hereof. Mortgagee shall have all powers, if any, which it might have had without this paragraph. No suit shall be sustainable against Mortgagee based upon acts or omissions relating to the subject matter of this paragraph unless commenced within sixty days after Mortgagee's possession ceases.

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TO HAVE AND TO HOLD the said property, with said buildings, improvements, fixtures, appurtenances, apparatus and equipment 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 Fifty Seven Thousand One Hundred and NO/100----- Dollars \$57,100.00----- which note together with interest thereon as provided by said note, is payable in monthly installments of Four Hundred Sixty and NO/100----- Dollars \$460.00----- on the 15th day of each month commencing with August 15, 1976 until the entire sum is paid.

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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.