

UNOFFICIAL COPY

922675
Mortgage 2 6 7 0 5
Loan No. 61-63807-04

(Corporate Form)

THIS INDENTURE WITNESSETH: That the undersigned, CRAGIN SERVICE CORPORATION, a corporation organized and existing under the laws of the STATE OF ILLINOIS hereinafter referred to as the Mortgagor, does hereby Mortgage and Warrant 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:

LOT 17 IN CONTARELLI BUILDERS SUBDIVISION UNIT 2, BEING A SUBDIVISION IN THE NORTH EAST 1/4 OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 26 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 3749 N. NORMANDY, CHICAGO, IL 60634.

PERMANENT INDEX NUMBER: 13-19-205-004

DEPT-01 RECORDING 025.00
702222 TRAN 2389 04/21/92 18:11:00
63084 9-92-267051
COOK COUNTY RECORDER

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 therein or thereon, the furnishing of which by lessor to lessee is customary or appropriate, including screens, window shades, storm doors and windows, floor coverings, screen doors, in-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 Mortgagor, whether now due or hereafter to become due as provided herein. The Mortgagor is hereby subrogated to the rights of all mortgagees, beneficiaries 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 thereto belonging, unto said Mortgagor 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 RECURS

(1) (a) the payment of a Note executed by the Mortgagor to the order of the Mortgagor bearing even date herewith in the principal sum of ONE HUNDRED FORTY-TWO THOUSAND AND NO /100 DOLLARS \$142000.00, which Note is payable as herein provided in monthly installments of

100 dollars per month, commencing the day of 19

(b) for ten months next thereafter succeeding and a final payment of the unpaid balance of the principal sum, together with all the earned and unpaid interest thereupon and all costs, advances, expenses and penalties, if any, which may have accrued thereupon on or before the first day of FEBRUARY, 1993.

(2) any advances made by the Mortgagor 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 ONE HUNDRED SEVENTY THOUSAND FOUR HUNDRED AND NO /100 DOLLARS \$170400.00, 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 Mortgagor, 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 Mortgagor, 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 Mortgagor may require to be insured against; and to provide liability insurance and such other insurance as the Mortgagor may require, until said Indebtedness is fully paid, or in case of foreclosure, until expiration of the

COMMUNITY TITLE COMPANY CO.
377 E. Butterfield Rd., Suite 100
Lombard, Illinois 60148
(708) 512-0444 1-800-222-1366

BOX 403

UNOFFICIAL COPY

MORTGAGE

Box 403

CRAGIN SERVICE CORPORATION

to

CRAGIN FEDERAL BANK FOR SAVINGS

PROPERTY AT:
3749 N. NORMANDY
CHICAGO, ILLINOIS 60634

Loan No. 01-63807-04

Property of Cook County Clerk's Office

UNOFFICIAL COPY

statutory period during which it may be lawfully foreclosed, however, have the irrevocable power at any time to refuse to take or to abandon possession of said premises without affecting the lien for the Mortgage which have all powers and rights which may or have had without this paragraph. No suit shall be sustainable against Mortgagor based upon acts or omissions relating to the subject matter of this paragraph unless commenced within sixty days after Mortgagor's possession ceases.

K. That upon the commencement of any foreclosure proceeding hereunder, the court in which such bill is filed may at any time, either before or after sale, and without notice to the Mortgagor, or any party claiming under him, and without regard to the solvency of the Mortgagor or the then value of said premises, or whether the same shall then be occupied by the owner of the equity of redemption as a homestead, appoint a receiver with power to manage and rent and to collect the rents, issues and profits of said premises during the pendency of such foreclosure suit and the statutory period of redemption, and such rents, issues and profits, when collected, may be applied before as well as after the sale, towards the payment of the indebtedness, costs, taxes, insurance or other items necessary for the protection and preservation of the property, including the expenses of such receivership, or on any deficiency decree whether there be a decree therefor in personam or not; and if a receiver shall be appointed he shall remain in possession until the expiration of the full period allowed by statute for redemption, whether there be redemption or not, and until the issuance of deed in case of sale, but if no deed be issued, until the expiration of the statutory period during which it may be issued and no lease of said premises shall be nullified by the appointment or entry in possession of a receiver but he may elect to terminate any lease junior to the lien herein.

L. That each right, power and remedy herein conferred upon the Mortgagor is cumulative of every other right or remedy of the Mortgagor, whether herein or by law conferred, and may be enforced concurrently therewith, that no waiver by the Mortgagor of performance of any covenant herein or in said obligation contained shall thereafter in any manner affect the right of Mortgagor to require or enforce performance of the same or any other of said covenants; that wherever the context hereof requires, the masculine gender, as used herein, shall include the feminine and the neuter and the singular number, as used herein, shall include the plural; that all rights and obligations under this mortgage shall extend to and be binding upon the respective heirs, executors, administrators, successors and assigns of the Mortgagor, and the successors and assigns of the Mortgagor; and that the powers herein mentioned may be exercised as often as occasion therefor arises.

The Mortgagor hereby waives any and all rights of redemption from sale under any order or decree of foreclosure or this mortgage.

IN WITNESS WHEREOF, the Mortgagor has caused these presents to be signed by its President, and its corporate seal to be hereunto affixed and attested by its Secretary, this 5TH day of MARCH A.D., 1992, pursuant to authority given by resolution duly passed by the Board of Directors of said Corporation

CRAGIN SERVICE CORPORATION

ATTEST: Genevieve S. Kozial
Secretary

By: John F. Belter
President

STATE OF ILLINOIS

COUNTY OF Cook

I, the undersigned, a Notary Public in

and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT JOHN F. BELTER

personally known to me to be the President of CRAGIN SERVICE CORPORATION

a corporation, and GENEVIEVE S. KOZIAL personally known to me to be the

Secretary of said corporation, and personally known to me to be the said 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 as such officers of said corporation and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation at their free and voluntary act, and on the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and Notary Seal this 5TH day of MARCH A.D. 1992

OFFICIAL SEAL

JANICE M. MIKOL
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 05/05/95

Notary Public

MY COMMISSION EXPIRES _____

THIS INSTRUMENT WAS PREPARED BY RICHARD J. JAHNS
OF CRAGIN FEDERAL BANK FOR SAVINGS ASSOCIATION
5133 WEST FULLERTON AVENUE, CHICAGO, ILLINOIS 60639

It is understood, agreed and assumed that the interest on each disbursement shall be computed and shall be payable from the actual date on which such disbursement or respective advance of the proceeds of the loan, evidenced by the note secured by this mortgage, was made by the bank from time to time during the progress of the construction of the building situated upon the premises herein described all in conformity with the rules and regulations of the bank applicable to, governing and controlling loans currently in force, or which may be adopted hereafter in said respect.

RECEIVED
CRAGIN FEDERAL BANK FOR SAVINGS
CHICAGO, ILLINOIS
MAY 1, 1992

UNOFFICIAL COPY

H. Thus the half-timbered houses may amply furnish for advice or other legal service at the timber-towns, a place where half-timbered houses may be made a party of record on behalf of which may affect the rights of the lessor in their leases to third persons, especially where the lessor has made a party of record on behalf of which may affect the rights of the lessee in their leases to third persons.

A. That in the event the ownership of any part of the business is transferred or sold, the transferor or seller shall be entitled to receive payment in full for his interest in the business, and the transferee or buyer shall be bound by all the obligations of the transferor or seller.

dates before, or at a later date, and to secure any other amount of money that may be added to the mortgage liability under the terms of the mortgage.

D
That is to say, do not let it my dream never again, or the dream of others, to be realized. It is the dream of all men to live in peace and happiness, but it is also the dream of all men to live in freedom and justice. The world is full of suffering and pain, but it is also full of hope and promise. The world is full of darkness and evil, but it is also full of light and goodness. The world is full of death and decay, but it is also full of life and growth. The world is full of suffering and pain, but it is also full of hope and promise. The world is full of darkness and evil, but it is also full of light and goodness. The world is full of death and decay, but it is also full of life and growth.

Capacity that lies in the form of such advance and initial investment may be made to the proportion of the total capacity and measured by the amount of such advance and initial investment may be added to the capacity that lies in the form of such advance and other charges that must be paid for the construction of the plant.

of the lesson and to my memory, as the experience is summarized by the teacher in his notes. In addition to the usual practice of oral questions, I have been asked to answer questions put to me by the teacher, and to give my opinion on the subject under discussion. This has been done in a variety of ways, such as by writing, drawing, or acting out the lesson, and to some extent by playing games.

In order to provide for the payment of taxes, insurance premiums and other annual charges upon the property occupying this land.

Demands: (1) To provide in and defend any proceeding which in the opinion of the Minister affects its security by injunction, and to pay all costs, expenses and

out when written permission of the copyright owner is obtained; (1) To copyably with the permission of the copyright owner or (2) to make a reasonable number of copies not intended for general distribution for personal study or research purposes only. The person making the copy must include the following statement:

or our own property or upon our land or improvements thereon, or upon any other property in this state, or upon any property in any other state.

recommendations, or any grants in a dead peasant to landless; and in spite of the under such policies, the Mughals is authority to do so.

period of redemption, for the full indemnity which remains to be paid in case of forced seizure, and in case of non-delivery of the merchandise, and in case of any deficiency, any deficiency of