

UNOFFICIAL COPY

Ballou Mortgage (Corporate Land Trustee Form)

32319804

01-64102-05

THIS INDENTURE WITNESSETH that the undersigned
COLONIAL BANK, FORMERLY KNOWN AS COLONIAL BANK 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 JULY 25, 1988 and known as trust number
#1358 hereinafter referred to as the Mortgagee, 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 Mortgagor, the following real estate in the County of COOK
in the State of ILLINOIS, to wit:

LOT 93 (EXCEPT THE SOUTH 5 FEET THEREOF) AND LOT 94 IN ERNST STOCK'S DIVERSEY AVENUE ADDITION TO
CHICAGO A SUBDIVISION OF LOT 11 OF DAVLIN, KELLEY AND CARROL'S SUBDIVISION OF THE NORTH WEST 1/4 OF
SECTION 25, TOWNSHIP 43 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
ILLINOIS COMMONLY KNOWN AS 3749-53 W. GEORGE, CHICAGO, ILLINOIS 60618

PERMANENT INDEX #13-26-127-001

Deferment of the date of the first installment
due under this obligation is hereby changed

92319804

June 1, 1992

Cragin Federal Bank For Savings

by

Mark A. Cudaletto

92319804

with all buildings, improvements, fixtures, appurtenances and other real estate thereon or placed thereon including all apparatus, equipment, machinery, vehicles, whether single units or centrally installed, to supply heat, gas, air conditioning, water, light power, and all other utilities, and any other thing now or hereafter being or becoming attached to the building or which by tenor or leaves a lien or claim upon the premises, including awnings, shades, storm doors and windows, roof coverings, screen doors, in a door, bed, dining, stove, and other articles of value, and intended to be and are hereby declared to be a part of the real estate whether physically attached thereto or not, and together with all equipment and the rents, issues and profits of said premises which are hereby pledged, assigned, transferred and set over unto the Mortgagor, whether now or hereafter to become, as provided herein. The Mortgage is hereby subrogated to the rights of all mortgagees, first liens, and claims paid or to be paid, 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 Mortgagor, for the use herein set forth, free from all rights and benefits under the recorded, unrecorded and relation laws of any state, which said rights and benefits said Mortgagor does hereby release and waive.

TO SECURE

The payment of a Note executed by the Mortgagor to the order of the Mortgagee bearing even date herewith in the principal sum of TWO HUNDRED THIRTY THOUSAND AND NO/100 Dollars

1. 230000.00 which Note, together with interest thereon as therein provided, is payable in monthly installments of TWO THOUSAND SIXTY-NINE AND 78/100 Dollars

1. 2069.78 commencing the 1ST day of MAY, 19 92 and payment will be applied first to interest and the balance to principal for EIGHTY-THREE months next

thereafter, and a final payment of the unpaid balance of the principal sum and accrued interest on the last day of APRIL, 1999

DEPT-01 RECORDING \$27.00
T88888 TRAM 4157 05/11/92 13:41:00
#6438 # *--92-319804
COOK COUNTY RECORDER

any advances made by the Mortgagee to the Mortgagor or its successors in title, for any purpose, at any time before the release and cancellation of this Mortgage, but at no time shall the Mortgagee's advances be a part of said original Note together with such additional advances, in a sum in excess of TWO HUNDRED SEVENTY-SIX THOUSAND AND NO/100 Dollars (\$ 276000.00), provided that nothing herein contained shall be construed as limiting the amounts that shall be secured hereby when advanced to protect the security of the advance with covenants contained in the Mortgage.

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. 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; B. To pay when due and before any penalty attaches thereto all taxes, special taxes, special assessments, water charges, sewer service charges, and all other assessments levied against said property, including those heretofore due; and to furnish Mortgagee, upon request, duplicate receipts therefor; and all such taxes and assessments shall be conclusively deemed valid for the purpose of this requirement; C. 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

27

0251410 (92) d

CHICAGO COUNTY RECORDER
151-22-1365

BOX 403

That upon the consummation of a sale... which shall be made at any time... either before or after the expiration of the Mortgage...

That the said proceeds of sale... shall be applied to the payment of the indebtedness... and the balance of the proceeds...

M. The corporate Trustee named herein being duly authorized to do so by the trust instrument or by any persons having a power of discretion over the Trustee...

N. The right hereby granted by the Mortgagee to make partial or complete releases of the mortgage... shall not in any manner...

This mortgage is made by the mortgagor... and the Trustee as aforesaid... caused these presents to be signed by its Trust Officer...

IN WITNESS WHEREOF, the undersigned corporation, not personally but as Trustee as aforesaid, caused these presents to be signed by its Trust Officer... and its corporate seal to be hereunto affixed...

Secretary, this 23RD day of MARCH, A.D. 19 92

As Trustee as aforesaid and not personally ATTEST Margaret M. Brink, Asst. Secretary, Lorraine Nagle, Trust Officer

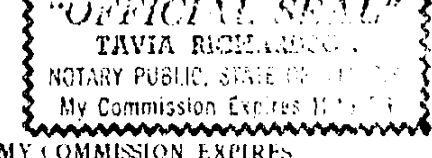
STATE OF ILLINOIS COUNTY OF Cook } ss. I, the undersigned, a Notary Public in

and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Lorraine Nagle personally known to me to be the Trust Officer of COLONIAL BANK

corporation, and Margaret M. Brink personally known to me to be the Asst. Secretary of said corporation...

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...

Given under my hand and seal of office this 6th day of April, A.D. 19 92



Tavia Richardson, Notary Public

THIS INSTRUMENT WAS PREPARED BY RICHARD I. JAHNS OF CRAGIN FEDERAL BANK FOR SAVINGS 5032 WEST FULLERTON AVENUE, CHICAGO, ILLINOIS 60639

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UNOFFICIAL COPY

Property of Cook County Clerk's Office

92319504

Box 403

MORTGAGE

COLONIAL BANK

TR. NO. #1358 DATED: JULY 25, 1988

CRAGIN FEDERAL BANK FOR SAVINGS
to

PROPERTY AT: 3749-53 W. GEORGE
CHICAGO, IL 60618

Loan No. 01-64102-05

REC'D