

UNOFFICIAL COPY

MORTGAGE

(Direct)

93724972

This mortgage made and entered into this 10th day of September 1993
19, by and between ANDRE A. WOODS, A SINGLE MAN

(hereinafter referred to as mortgagor) and the Administrator of the Small Business Administration, an agency of the Government of the United States of America (hereinafter referred to as mortgagee), who maintains an office and place of business at POST OFFICE BOX 12247, BIRMINGHAM, ALABAMA 35202-2247

Witnesseth, that for the consideration hereinafter stated, receipt of which is hereby acknowledged, the mortgagor does hereby mortgage, sell, grant, assign, and convey unto the mortgagee, his successors and assigns, all of the following described property situated and being in the County of COOK State of ILLINOIS

LOT 20 IN BLOCK 8 IN KENSINGTON'S SUBDIVISION OF PART OF THE SOUTHWEST 1/4 AND FRACTIONAL PART OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN;

DEPT-OF RECORDING

\$27.50

T#5555 TRAN 0645 09/10/93 10:28:00

65098 # 93-724972

COOK COUNTY RECORDER

93724972

Permanent Index Number: 25-22-304-020-0000

Common Known Street Address: 151 EAST KENSINGTON AVENUE, CHICAGO, ILLINOIS 60628

Together with and including all buildings, all fixtures including but not limited to all plumbing, heating, lighting, ventilating, refrigerating, incinerating, air conditioning apparatus, and elevators (the mortgagor hereby declaring that it is intended that the items herein enumerated shall be deemed to have been permanently installed as part of the realty), and all improvements now or hereafter existing thereon; the hereditaments and appurtenances and all other rights thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, all rights of redemption, and the rents, issues, and profits of the above described property (provided, however, that the mortgagor shall be entitled to the possession of said property and to collect and retain the rents, issues, and profits until default hereunder). To have and to hold the same unto the mortgagee and the successors in interest of the mortgagee forever in fee simple or such other estate, if any, as is stated herein, free from all rights and benefit under and by virtue of the homestead exemption laws. Mortgagor hereby releases and waives all rights under and by virtue of the homestead exemption laws of this state.

The mortgagor covenants that he is lawfully seized and possessed of and has the right to sell and convey said property; that the same is free from all encumbrances except as hereinabove recited; and that he hereby binds himself and his successors in interest to warrant and defend the title aforesaid thereto and every part thereof against the claims of all persons whatsoever.

This instrument is given to secure the payment of a promissory note dated AUGUST 20, 1993 in the principal sum of \$18,600.00 signed by ANDRE A. WOODS

in behalf of HIMSELF, incorporated herein by reference and held by Mortgagee. The obligation hereby secured matures TWENTY-SIX (26) years from date of Note.

2750

UNOFFICIAL COPY

2. Default in any of the covenants or conditions of this instrument or of the note or loan agreement secured hereby shall terminate the mortgagor's right to possession, use, and enjoyment of the property, at the option of the mortgagor or his assigns (it being agreed that the mortgagor shall have such right until default). Upon any such default, the mortgagor shall become the owner of all of the rents and profits accruing to the property, as security for the indebtedness secured hereby, with the right to enter upon said property for the purpose of collecting such rents and profits. This instrument shall operate as an assignment of any rents on said property to that extent.

3. The mortgagor shall have the right to inspect the mortgaged premises at any reasonable time.

4. All awards of damages in connection with any condemnation for public use of or injury to any of the property subject to this mortgage are hereby assigned and shall be paid to mortgagor, who may apply the same to payment of the installment due under said note, and mortgagor is hereby authorized, in the name of the mortgagor, to execute and deliver valid acquittances thereof and to appeal from any such award.

5. He will not rent or assign any part of the rent of said mortgaged property or demolish, or remove, or substantially alter any building without the written consent of the mortgagor.

6. He will keep all buildings and other improvements on said property in good repair and condition, and will permit, commit, or suffer no waste, impairment, deterioration of said property or any part thereof; in the event of failure of the mortgagor to keep the buildings on said premises and those erected on said premises, or improvements thereon, in good repair, the mortgagor may make such repairs as in his discretion it may deem necessary for the preservation thereof; and the full amount of each and every such payment shall be immediately due and payable and shall be secured by the lien of this mortgage.

7. He will not voluntarily create or permit to be created against the property subject to this mortgage any lien or lien, inferior or superior to the lien of this mortgage without the written consent of the mortgagor; and further, he will keep and maintain the same free from the claim of all persons supplying labor or materials for construction of any and all buildings or improvements now being erected or to be erected on said premises.

8. He will keep all buildings and other improvements on said property in good repair and condition, and will permit, commit, or suffer no waste, impairment, deterioration of said property or any part thereof; in the event of failure of the mortgagor to keep the buildings on said premises and those erected on said premises, or improvements thereon, in good repair, the mortgagor may make such repairs as in his discretion it may deem necessary for the preservation thereof; and the full amount of each and every such payment shall be immediately due and payable and shall be secured by the lien of this mortgage.

9. He will continuously maintain hazard insurance, of such type or types and in such amounts as the mortgagor may from time to time require on the improvements now or hereafter on said property, and will pay promptly when due any such premiums. All monies shall be carried in companies acceptable to mortgagor and the policies and amounts thereof shall be held by mortgagor and have assigned thereto the same payable amount in favor of and in full assignment to the mortgagor. In event of loss, mortgagor will give immediate notice in writing to mortgagor, and mortgagor may make proof of loss if not made promptly by mortgagor, and each insurance company or other party authorized and directed to make payment for such loss directly to mortgagor instead of to mortgagor, and mortgagor, jointly, and the insurance proceeds, or any part thereof, may be applied by mortgagor as it may deem proper to the reduction of the indebtedness hereby secured or to the restoration or repair of the property damaged or destroyed. In event of foreclosure of the mortgage, or other transfer of title to said property in liquidation of the indebtedness secured hereby, all right, title, and interest of the mortgagor in and to any premises or interest therein shall pass to the mortgagor, or other transferee of title to said property in liquidation of the indebtedness secured hereby, as secured or to the restoration or repair of the property damaged or destroyed. In event of foreclosure of the mortgage, or other transfer of title to said property in liquidation of the indebtedness secured hereby, all right, title, and interest of the mortgagor in and to any premises or interest therein shall pass to the purchaser or mortgagee or, at the option of the mortgagor, may be surrendered for a refund.

10. He will continuously maintain hazard insurance, of such type or types and in such amounts as the mortgagor may from time to time require on the improvements now or hereafter on said property, and will pay promptly when due any such premiums. All monies shall be carried in companies acceptable to mortgagor and the policies and amounts thereof shall be held by mortgagor and have assigned thereto the same payable amount in favor of and in full assignment to the mortgagor. In event of loss, mortgagor will give immediate notice in writing to mortgagor, and mortgagor may make proof of loss if not made promptly by mortgagor, and each insurance company or other party authorized and directed to make payment for such loss directly to mortgagor instead of to mortgagor, and mortgagor, jointly, and the insurance proceeds, or any part thereof, may be applied by mortgagor as it may deem proper to the reduction of the indebtedness hereby secured or to the restoration or repair of the property damaged or destroyed. In event of foreclosure of the mortgage, or other transfer of title to said property in liquidation of the indebtedness secured hereby, all right, title, and interest of the mortgagor in and to any premises or interest therein shall pass to the purchaser or mortgagee or, at the option of the mortgagor, may be surrendered for a refund.

11. The right created by this conveyance shall remain in full force and effect during any postponement or extension of the time of payment of the indebtedness evidenced by said promissory note or any part thereof secured hereby.

12. The right created by this conveyance shall remain in full force and effect during any postponement or extension of the time of payment of the indebtedness evidenced by said promissory note or any part thereof secured hereby.

13. The right created by this conveyance shall remain in full force and effect during any postponement or extension of the time of payment of the indebtedness evidenced by said promissory note or any part thereof secured hereby.

14. The right created by this conveyance shall remain in full force and effect during any postponement or extension of the time of payment of the indebtedness evidenced by said promissory note or any part thereof secured hereby.

15. The right created by this conveyance shall remain in full force and effect during any postponement or extension of the time of payment of the indebtedness evidenced by said promissory note or any part thereof secured hereby.

16. The right created by this conveyance shall remain in full force and effect during any postponement or extension of the time of payment of the indebtedness evidenced by said promissory note or any part thereof secured hereby.

17. The right created by this conveyance shall remain in full force and effect during any postponement or extension of the time of payment of the indebtedness evidenced by said promissory note or any part thereof secured hereby.

18. The right created by this conveyance shall remain in full force and effect during any postponement or extension of the time of payment of the indebtedness evidenced by said promissory note or any part thereof secured hereby.

93724972

UNOFFICIAL COPY

3. The mortgagor covenants and agrees that if he shall fail to pay said indebtedness or any part thereof when due, or shall fail to perform any covenant or agreement of this instrument or the promissory note secured hereby, the entire indebtedness hereby secured shall immediately become due, payable, and collectible without notice, at the option of the mortgagee or assigns, regardless of maturity, and the mortgagee or his assigns may before or after entry sell said property without appraisal (the mortgagor having waived and assigned to the mortgagee all rights of appraisal):

(i) at judicial sale pursuant to the provisions of 28 U.S.C. 2001(a); or

(ii) at the option of the mortgagee, either by auction or by solicitation of sealed bids, for the highest and best bid complying with the terms of sale and manner of payment specified in the published notice of sale, first giving four weeks' notice of the time, terms, and place of such sale, by advertisement not less than once during each of said four weeks in a newspaper published or distributed in the county in which said property is situated, all other notice being hereby waived by the mortgagor (and said mortgagee, or any person on behalf of said mortgagee, may bid with the unpaid indebtedness evidenced by said note). Said sale shall be held at or on the property to be sold or at the Federal, county, or city courthouse for the county in which the property is located. The mortgagee is hereby authorized to execute for and on behalf of the mortgagor and to deliver to the purchaser at such sale a sufficient conveyance of said property, which conveyance shall contain recitals as to the happening of the default upon which the execution of the power of sale herein granted depends; and the said mortgagor hereby constitutes and appoints the mortgagee or any agent or attorney of the mortgagee, the agent and attorney in fact of said mortgagor to make such recitals and to execute said conveyance and hereby covenants and agrees that the recitals so made shall be effectual to bar all equity or right of redemption, homestead, dower, and all other exemptions of the mortgagor, all of which are hereby expressly waived and conveyed to the mortgagee; or

(iii) take any other appropriate action pursuant to state or Federal statute either in state or Federal court or otherwise for the disposition of the property.

In the event of a sale as hereinabove provided, the mortgagor or any person in possession under the mortgagor shall then become and be tenants holding over and shall forthwith deliver possession to the purchaser at such sale or be summarily dispossessed, in accordance with the provisions of law applicable to tenants holding over. The power and agency hereby granted are coupled with an interest and are irrevocable by death or otherwise, and are granted as cumulative to the remedies for collection of said indebtedness provided by law.

4. The proceeds of any sale of said property in accordance with the preceding paragraphs shall be applied first to pay the costs and expenses of said sale, the expenses incurred by the mortgagee for the purpose of protecting or maintaining said property, and reasonable attorneys' fees; secondly, to pay the indebtedness secured hereby; and thirdly, to pay any surplus or excess to the person or persons legally entitled thereto.

5. In the event said property is sold at a judicial foreclosure sale or pursuant to the power of sale hereinabove granted, and the proceeds are not sufficient to pay the total indebtedness secured by this instrument and evidenced by said promissory note, the mortgagee will be entitled to a deficiency judgment for the amount of the deficiency without regard to appraisal.

6. In the event the mortgagor fails to pay any Federal, state, or local tax assessment, income tax or other tax lien, charge, fee, or other expense charged against the property, the mortgagee is hereby authorized at his option to pay the same. Any sums so paid by the mortgagee shall be added to and become a part of the principal amount of the indebtedness evidenced by said note, subject to the same terms and conditions. If the mortgagor shall pay and discharge the indebtedness evidenced by said promissory note, and shall pay such sums and shall discharge all taxes and liens and the costs, fees, and expenses of making, enforcing, and executing this mortgage then this mortgage shall be canceled and surrendered.

7. The covenants herein contained shall bind and the benefits and advantages shall inure to the respective successors and assigns of the parties hereto. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall include all genders.

8. No waiver of any covenant herein or of the obligation secured hereby shall at any time thereafter be held to be a waiver of the terms hereof or of the note secured hereby.

9. In compliance with section 101.1(d) of the Rules and Regulations of the Small Business Administration (13 C.F.R. 101.1(d)), this instrument is to be construed and enforced in accordance with applicable Federal law.

10. A judicial decree, order, or judgment holding any provision or portion of this instrument invalid or unenforceable shall not in any way impair or preclude the enforcement of the remaining provisions or portions of this instrument.

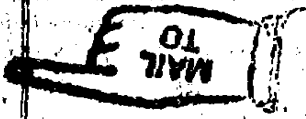
UNOFFICIAL COPY

MORTGAGE

ANDRE A. WOODS

SMALL BUSINESS ADMINISTRATION

RECORDING DATA



RETURN TO:

Name: SMALL BUSINESS ADMINISTRATION
AREA 2 - DISASTER ASSISTANCE
Address: ONE BALTIMORE PLACE, SUITE 300

ATLANTA, GEORGIA 30308

TO

OFFICIAL SEAL
RITA TROCELLI
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP. NOV. 23, 1996

My Commission Expires:

Notary Public

[Signature]
day of *[Month]*, 19*[Year]*

Given under my hand and seal this

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 waiver of rights and benefits under and by virtue of the Homestead Exemption Laws of the State of Illinois and federal laws.

IN the State aforesaid, do hereby certify that ANDRE A. WOODS a Notary Public in and for said County, are the same persons whose names 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 waiver of rights and benefits under and by virtue of the Homestead Exemption Laws of the State of Illinois and federal laws.

STATE OF ILLINOIS
COUNTY OF []
(Add Appropriate Acknowledgment)

Witness My Hand and Seal this *[Date]* day of *[Month]*, 19*[Year]* at *[Location]*

ANDRE A. WOODS
[Signature]

THIS INSTRUMENT PREPARED BY: Terry J. Miller, Attorney Advisor
Small Business Administration
Area 2 - Disaster Assistance
One Baltimore Place, Suite 300
Atlanta, Georgia 30308

11. Any written notice to be issued to the mortgagor pursuant to the provisions of this instrument shall be addressed to the mortgagor at 151 EAST KENSINGTON AVENUE, CHICAGO, ILLINOIS 60628 and any written notice to be issued to the mortgagee shall be addressed to the mortgagee at POST OFFICE BOX 12247, BIRMINGHAM, ALABAMA 35202-2247