INDIVIDUAL

BOX 260

4th Dated this

day of

September

A. D. 19 93

Loan No. DR 1002792-9

THIS INDENTURE WITNESSETH: THAT THE UNDERSIGNED.

Danuta Krupa, divorced and not since remarried

City

Chicago

County of

Cook

, State of Illinois,

hereinafter referred to as the Mortgagor, does hereby mortgage and warrant to

Preferred Savings BANK

a corporation organized and existing under the laws of the State of Illinois, hereinafter referred to as the Mortgagee, the Cook following real estate situated in the County of in the State of Illinois, to wit:

Unit 202, Park Place Condominium I, as delineated on a survey of the following described real estate: Lots 32, 33 and 34 and the South 7.6 feet of Lot 35 In First Addition to Bogan Manor being a Subdivision of part of the North East 1/4 of Section 34, Township 38 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Common Address: 8020 S. Pulaski, Unit 202, Chicago, Il. 60652 PTN: 19-34-215-065-1006

93733750

DEPT-01 RECORDINGS

\$25.00

T#0011 TRAN 6922 09/14/93 11:22:00 -#4662 # **- タスープススプラロ CODK COUNTY RECORDER

TOGETHER with all huildings improvements including all apparatus, equipment, fixtures or articles, whether in single units or certifally controlled, used to supply heat, gas, air conditioning, water, light, power refrigeration, ventilation or other services and any other thing now or are fire therein or therein the furnishing of which by lessure to lesses its customary or appropriate, including acreens, ventains blinds, window and a storm doors and windows, flour coverings, screen doors, in-a-door beds, swinning, stoves and water heaters tall of which are declared to be a jert of said real estate whether physically attached thereto or not), together with all ensembles and the rents. Issues and profits of every name, nature, are kind it being the intention hereby to establish an associability transfer and assignment to the biorigages of all leases and aveits of said premises and the furnishings and equipment therein buch rents. Issues and profits shall be applied first to the payment of all custs and appearance of setting under such assignment, including taxes and assessments, and second to the payment of the custs and appearance of setting under such assignment, including taxes and assessments, and second to the payment of the payment of any indebtedness then due and or incurred hereunder.

TO HAVE AND TO HOLD all of said property with said property with said properties, appearing fixtures and other equipment unto said Mortgages forever, for the uses herein act forth, free from all rights and benefits u.g. r the Homestead Exemption Laws of the State of Illinois, which said rights and benefits said Mortgagor does hereby release and waive.

TO SECURE (1) The payment of a note and the performance of the obligations therein contained, executed and delivered concurrently nerewith by the Mortgague to the Mortgague in the principal sum of

Forty Two Thousand and no/100-----

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which is payable as provided in said note, and (2) any additional advances mate '7 he Mortgager to the hortgagor, or his successors in title for any purpose, at any time before the release and cancellation of this mortgage, such a diffunds advances shall be evidenced by a Note or other agreement executed by the Mortgagor or his successors in title as being secured by this row agreement as limiting the arguming that shall be secured hereby when advanced to protopy the security.

WILLE A FIRST BALLOON PRYMINITE (title September 1) 2000 security.

Upon payment of the obligation hereby secured, and performance of all obligations under this mortgage and the note secured by it, said note that is marked paid and delivered to the maker or his assignes, together with this mortgage of y cancelled and any inter instrument accessary to clear the title to the property herein described on account of the indeptedness hereby secured and executed in due and legal form by the Mortgagor by its duly authorized officers and under its corporate seal. A reasonable (v shall be paid by the Mortgagors or their successors in title for any time to the successors in title for the cancellation and release.

THIS MORTGAGE CONSISTS OF TWO PAGES. THE COVENANTS, CONDITIONS AND PROVISIONS APPEARING ON PAGE 2 (the reverse side of this mortgage) ARE INCORPORATED PEREIN BY REFERENCE AND ARE A PART HEREOF AND SHALL BE BINDING ON THE MORTGAGORS, THEIR HEIRS, SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, the day and year fi at above written.

Danuta Krupa (SEAL)	(SEAL)
(SEAL)	(SEAL)

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 the above named persons personally known to me to be 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 the release and waiver of the right of home-stead. GIVEN under my hand and Notarial Seal, this 450 day of September , A. D. 19

THIS INSTRUMENT WAS PREPARED BY: LINDA PETERSON 4800 S. Pulaski Road

Chicago, lilinous 60632

NOTARY PUBLIC Page 1 "OFFICIAL SEAL" JOAN T. RAPP

Become

Netery Public, State of Illinois My Commission Expires 6/28/97

A. THE MORTGAGOR COVENANTS:

A. THE MORTGAGOR COVENANTS:

(1) To pay all taxes and assessments levied or assessed upon and property or any part thereof under any existing or litture has in accordance with the terms of the Note of even date increasing. (2) To keep the improvements now or hereafter upon and premises assured against such massesses itselfitty, as the Mortgagee may require in such companies, and in such form as shall be approved by the Mortgagee. All such insurance pulcies shall company proper hintings of clauses and the policies and all like the line Mortgagee until the loan is fully repeal. (3) In the event own insurance pulcies are cancelled for any reason whatsourer and no new insurance policies are cancelled for any reason whatsourer and no new insurance policies are presented to the Mortgagee on or before the date of termination of the notice of cancellation then the Murtgagee shall have the right to declare the total indepledness due and payable immediately and the Mortgagee shall have the right to commence proceedings as provided in presence as a payable immediately and the housings or improvement now or hereafter on the premises which may become damaged or destroyed, (5) To operate said premises and large them other governmental locard, authority or agency having jurisdiction over the mortgaged premises. (3) To operate said premises and keep them other governmental locard, authority or agency having jurisdiction over the mortgaged premises. (3) Not to suffer or permit, without the written permission or consent of the Murtgagee being first had and obtained (a) any sugament to exist on a payable to the sugament of the mortgage being first had and obtained (a) any use of said property for a purpose other than the written permission of the improvements, apparatus. Fixtures or equipment now or hereafter upon said property to a saie, assignment or transfer of any right little or interest the and property of any purison thereof, any of the improvements apparatus. Statures or equipment of said premises which will increase the

THE MORTCAGOR FURTHER COVENANTS:

- (3) That in case of his failure to perform any of his covenants herein the Mortgages may do on his behalf everything so covenanted; that said Mortgages that also do any act it may deem necessary to protect the sen of this mortgage, and that he will immediately rappy any montes paid or distanced by the Mortgages for any of the atmosphere and such montes shall be added to the unpend helance of the atmosphere that or the then current remain and secures and such modellectness secured by this mortgage and may be included in any decree forming this hortgage and he pend out of the tents or (storreds of the sair of said primites, if not otherwise held by him; that it shall not be ubligative vibra the Mortgages to advance and may be included in any loss, security of any loss, encumbrance or claim in advancing monies in that it shall not be ubligative vibra the Mortgages that he Mortgages to advance any monies for any purpose nor to do any act hereuseder; that the Mortgages shall not incor personal liability because of anything it may do or omit to do hereunder;
- (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 the a hereof or at a late, date, and in secure any other amount or amounts that may be added to the mortgage indebtadness under the ferms of mortgage.
- (3) That if the Mor angur shall secure and assign to said Mortgages, disability insurance and life insurance in a company acceptable to said Mortgages and in a form acceptable to it, the Mortgages has the right to advance the first annual premium for such insurance and add each payment to the unpaid balance of the loan as of the first day of the then current month, and it shall become additional indebtages secured by the
- Mortgage and in a figure enception of the loan as of the first day of the then current month. and it means to be because the loan as of the first day of the then current month. And it means to the loan as of the first day of the then current month. And it means to the loan as of the first day of the means the satural rete of interest to be paid thereunder by may more than an additional. To uver the fact therein or enject. Whenever the holder of anid entry-levels in ingrease the rate of interest in accordance with this provision, it shall diversely the provision. It was not to the sate of interest, the effective of their days prior to the effective of their end of the fact the sate of interest to be paid thereunder, to the Mortgager. A his successor in title, by giving helice be they help therefore Mail or Carriffed Mail, posing proposed to the last known address of the Mortgager, or his successor in title, as recorded upon the books of the Mortgager. The such address has ensured the tenth and the sate of the fact above described. It is further provided that in the event of an increase in the interest rate, as as forth in the paragraph, the Mortgager. In his services in this paragraph, the Mortgager. In his excessor in title, may pay the unpuld belonce of the note secured hereby within the paragraph. The mortage of materials of the more and the dot thereby according to the fact of sale notice, with interm, at the rate is effect prior thereby, to the date of payment without passalty.
- (3) That is the event the experience of self preparty or any part thorast becomes vested in a person other than the Merigagur, the Morisages may, without notice to the Morisagur, deal with such a re-sear or successors in interest with reference to this morigage and the debt thereby secured in the many transfer to the morigage and the debt thereby secured in the restriction of the Morigagur, and may fortune or any assent time for payment of the debt secured hereby without discharging or is any term of the Morigagur Percuiser or on the Morigagur has accepted as installment of the morigage may accept the size of the morigage may accept the size of the morigage may accept the size of the morigage property is any case where the transfer is made without the writion permission or conceal of the Morigagur.
- parments due suel demand Ivil payment suon the axis of trainer of the meragased property is any case where the transfer is made without the parmission or conceal of the first days and if default a made in performance of any covenant herein contained or in case of default in making any payment under and Nine of any extension of innews. Introduct of investings he instituted to selforce any other lies of charge unon any of axis property and Nine of any extension of innews. Introduct of interestings he instituted to selforce any other lies of charge unon any of axis property of and interesting the property he placed under confitted of the name of the divergage of the Mortgage is betely author to and empowered at its option, and without affecting the lies hereby resulted or the priority of said lies not any right of the Mortgage enterunive declars. On the property of said lies not any right of the Mortgage enterunive declars without notice all such some secured hereby immediately due and payable, whether or not such default be remedied to the Mortgage enterunive declars. On the commencement of any forectionary plus inward the payment of axis murigage indebtedness any indebtedness of the Mortgage to the Mortgage.

 (1) That upon the commencement of any forectionary through the property invariant to the forection of the property invariant to the property invariant to the level of the forection of the property invariant to the fo
- (8) In case the marigaged property or any part thereof is damaged, or destroyed by fire or any other couse. taken by condemnation, the Morigages is helely empowered to receive any compensation which make he ped. Any montes so receives shall tr any lied by the Morigages a mary first. To the immediate reduction or payment in full of the indebtedness secured hereby or to the repair and rators into it the importy. In event the Morigages makes inspections and distoursement during the rejear and restoration of the property, the Morigage makes inspections and distoursement during the rejear and restoration of the property, the Morigage makes inspections and distoursement.
- (B) That each right, power and remedy herein conferred upon the Mortgages is cumulative of every other right or revisely of the Mortgages, whether herein or by law conferred, and may be enforced concurrently therewith; that no waiver by the Murtgages of particements of any covenant herein or in said note contained shall thereafter in any manner affect the right of Mortgages to require or enforce performance of any covenants that wherever the contrast herein requires the masculine gender, as used herein, shall include the plural, and that all rights and obligations under this mortgage shall extend to and with hing on the sequence.
- (10) The Condominium Rider is incorporated into and shall amend and supplement the covenants and agreements of this Security Instrument as if the Rider were a part of this Security Instrument.



4800 S. PULASKI ROAD

CHICAGO, ILLINOIS 60632

HIRATIC GARAGE 1983年 (1975年) 12.1345 44 i fils the weets 1938 tag 🚁 my Arres General Victor

UNOFFICIAL COPY OF CONDOMINIUM RIDER

			4th .	c Sentember	. 19 <u>93</u> ,
Titis	CONDOMINIUM R	DER is made this	Ten day	b. Mustumer Dand of To	out or Secureus Deed (the
and is incorp	porated into and sh	all be deemed to amend	and supplement t	ne Morigage, Deed of Co	rust or Security Deed (the ower's Note to
"Security III	strument for the s	eferred Savings	Bank	intower) to secure borr	(the "Lender")
of the same o		e Property described in		iment and located at:	,,,,,
802	O S. Pulaski.	Unit 202 Chica	go. II. 6065) 	
		•	Property Address		
The Propert	y includes a unit ii), together with an und	ivided interest in-	the common elements of	f, a condominium project
known as:	Park Place	Condominium I			
***************************************	1012 11000		T Condominium Projec	1)	
(the "Condo	minium Project").	If the owners associat	ion or other entit	y which acts for the Co	indominium Project (the
"Owners As	sociation") holds	itle to property for the	benefit or use of	its members or shareh	olders, the Property also
includes Bor	rawer's interest in t	he Owners Association (and the uses, proce	eds and benefits of Borre	swer's interest.
CONI	SOMINIUM COVEN	ANTS. In addition to	the covenants and	l agreements made in	the Security Instrument,
Borrower an	d Lendor further co	venant and agree as follo	ows:		
A. C	Consonsisium Obli	gations. Dorrower shall	l perform all of i	Jorrower's obligations i	under the Condominium
Project's Co.	nstituer. Documer	its. The "Constituent E	Documents" are th	ie: (i) Declaration or an	y other document which
creates the C	ondomir (ur) Proje	et; (ii) by-laws; (iii) code	of regulations; an	d (iv) other equivalent de	ocuments. Borrower shall
promptly pay	y, when due an due	s and assessments impos	sed pursuant to the	Constituent Documents	3.
B. F	lazard insurance.	o long as the Owners A	SSOCIATION INAINTA	ins, with a generally acco	epted insurance carrier, a
master or	"blanket" policy o	ne Congominium Pr	oject which is said	stactory to Lenger and the	which provides insurance ire and hazards included
	m "extended cover		THE HAZBIUS LEHE	ici requires, merading i	HE WHO HELDINGS HICKORY
			m Coverant 2 for	the monthly payment to	Lender of one-twelfth of
		for haze of insurance or			
					coverage on the Property
				ie Owners Association p	
				iazard insurance coverag	
In the	event of a distrib	ution of hazard uncomin	ice proceeds in he	u of restoration or repa	ir following a loss to the
Property, wh	ether to the unit o	to common elements,	any proceeds paya	ble to Borrower are her	eby assigned and shall be
pand to Lende	r for application to	the sums secured by, the	Security Instrum	ent, with any excess paid	to Borrower
C. P	ublic Liability Ins	irance, Borrower shall	take such actions	as may be reasonable to	o insure that the Owners
Association n	namains a public l	ability insurance policy	acceptable in form	, amount, and extent of c	coverage to Lender.
D, C	ondemnation, the	proceeds of any award o	r claim 10 i dainage	s, arrect or consequents	d, payable to Borrower in
connection w	na any condemnat	ion of other taking of at	it of any part of the	e Property, whether of the	he unit or of the common of Lender. Such proceeds
cicinents, or i	ior any conveyance	in tied of condemination	m, are nergy zmi	is provided in Uniform C	Sevenant 9.
F. 1.	ender's Prior Com	soms secured by the sec	d except after no	lice to Lender and with	h Lender's prior written
		vide the Property or con			
				Project, except for aban	donment or termination
required by la	w in the case of su	bstantial destruction by	fire or other casua	ilty or in the case of a tal	king by condemnation or
eminent domi	atn;				
	(ii) any amendme	it to any provision of the	e Constituent Doc	aments if the provision is	for the express benefit of
Lender;				T/	
•	(iii) termination o	f professional managem	ent and assumptio	n of self-management of	the Owners Association;
) !					
	(iv) any action wh	ich would have the effect	t of rendering the	public hability insurance	e toverage maintained by
ine Owners A	ssociation unaccep	lable to Lender.	income done and us	caccomante school dans the	or. Linder may pay them.
e, es Anvento	dishused by Lend	er under this narautanh	E shall become ad	dinonal debt of Borrowe	er ser used by the Security
Instrument. L	Inless Borrower an	d Lender agree to other	terms of payment.	these amounts shall bear	r interest from the date of
disbursement	at the Note rate an	d shall be payable, with	interest, upon noti	ce from Lender to Borro	wer requesting payment.
BY ŞIGNING İ	BELOW, Borrower a	ecepts and agrees to the	terms and provision	ons contained in this Cor	idominium Rider.
		•	•		
			<u> </u>	anuta Krupa	(Scal)
			Dai	nuta Krupa	Bottowat

(Scal)

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