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Corporate Land Trust Form

Form No. 03-09210-04

THE INDENTURE WITNESSETH that the undersigned
PARKWAY 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 APRIL 4, 1991 and known as trust number #9981 herinafter referred to as the Mortgagor, 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 Mortgagee, the following real estate in the County of COOK
in the State of ILLINOIS, to wit:

LOTS 9 AND 10 IN BLOCK 9 IN ELLSWORTH IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON JUNE 15, 1881 AS DOCUMENT NO. 1487234, IN BOOK 49 OF PLATS, PAGE 38, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 2500 N. 74TH AVENUE, ELMWOOD PARK, IL 60035
PERMANENT INDEX NO: 12 25-410-028

CRAVEN COUNTY
RECORDER
JESSE WHITE
ROLLING MEADOWS

RECORDING 29.00
N 93792700

Together with all buildings, improvements, fixtures or appurtenances now or hereafter erected thereon, including all apparatus, equipment, fixtures, or articles, whether in single family or centrally controlled, such as supply heat, gas, air conditioning, water, light, power, refrigeration, ventilation or other services, and any other thing now or hereafter erected thereon, the furnishing of which by lessee to lessor is customary or appropriate, including, without limitation, shower, clothes, closet doors and windows, fire, coverings, screen doors, interior doors, blinds, curtains, stoves and water heaters, all of which are intended to be and are hereby declared to be a part of and constitute whether physically attached thereto or not, and the together with all fixtures and the ready, usual and ordinary tools and premises which are hereby pledged, assigned, transferred and set over unto the Mortgagee, whether now or hereafter to become due as provided herein. The Mortgagor will fully subordinate to the rights of all mortgagees, notwithstanding payment in full by the proceeds of the last foreclosed.

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 and Mortgagee forever, for the uses herein set forth, in fee simple, all rights and benefits under the leasehold, easement and valuation laws of any state, where said rights and benefits and Mortgagee does hereby release and waive.

TO SECURE:

To the payment of a Note executed by the Mortgagor to the order of the Mortgagee bearing date hereon in the principal sum of TWO HUNDRED SEVENTEEN THOUSAND AND NO/100 together with TWENTY THREE dollars (\$217000.00) which Note shall bear interest at the rate of 2% per annum, together with all taxes and unpaid interest thereon and all costs, advances and a final payment of the unpaid balance of principal sum together with all taxes and unpaid interest thereon and all costs, advances provided payable monthly.

AUGUST 1993

SEE ADDENDUM "A" ATTACHED HERETO

For value received, the Undersigned ("Borrower") promise(s) to pay CRAGIN FEDERAL BANK FOR SAVINGS, or order, the principal sum of TWO HUNDRED SEVENTEEN THOUSAND AND NO/100-00 Dollars (\$217,000.00). Interest from SEPTEMBER 1, 1993 shall be based at 2% over the Prime Rate as appears in the money section of the Wall Street Journal on the 25th of the month preceding the change date or other index if this comes to be published. Said interest shall be adjusted every calendar quarter. The mortgage interest may increase or decrease based upon the change of the stated Prime Rate. Interest shall be payable monthly commencing on SEPTEMBER 1, 1993 for a period of 2 years at 5200 West Fullerton Avenue, Chicago, Illinois 60639 or such other place as the note holder may designate. Said monthly installments shall continue until the entire indebtedness evidenced by the note is paid in full except that any remaining indebtedness, if not paid sooner, shall be due and payable on or before the first day of AUGUST, 1995.

93792700

07-06
P.M.

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• 4 •

After the first year of the project, we have learned a lot about the challenges of working with the community and the importance of involving them in every step of the process. We have also learned about the complexity of the environmental issues facing our community and the need for a long-term, sustainable approach. We are grateful for the support of our partners and the community, and we look forward to continuing our work to protect the environment and improve the quality of life for all.

any other day, and the more you do it, the more you will learn about what you can do. You will also learn how to better relate to the people around you, and how to better understand their needs and wants.

be used to identify the specific genes that are involved in the development of the disease. This information can then be used to develop targeted treatments that are more effective and have fewer side effects than current treatments.

After the first year of the project, we have learned a lot about the challenges of working with the community and the importance of involving them in every step of the process. We have also learned about the strengths and resources available in the community, which has been instrumental in our success. We are grateful for the support of the community and look forward to continuing our work together.

the first time in history that the United States has been compelled to pay compensation to a foreign power for the destruction of its property.

The following table gives the results of the experiments on the effect of the different factors on the rate of absorption.

Surveys of older adults have found that those who are physically active report better health and lower rates of depression than those who are sedentary. However, older adults may be less likely to engage in physical activity due to physical limitations, social isolation, and lack of motivation. Therefore, it is important to identify effective interventions to promote physical activity in this population.

For example, the *liver* is a major organ of the body, and it contains many different types of cells, each with its own specific functions. The liver is involved in the metabolism of proteins, carbohydrates, and lipids, as well as the detoxification of harmful substances.

and other institutional partners to pay for the delivery of a pro-poor portion of the curriculum. A small amount of money from each student could go towards the funding of the curriculum, while the remainder would be used to support the delivery of the curriculum by the institution.

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THE MORTGAGE COVENANTS

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[View Details](#) | [Edit](#) | [Delete](#)

Property of Cootie

RECORDING 29-99
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11-17 SEP 22

COOK COUNTY RECORDER JESSE WHITE SOUTHERN MEADOWS

PERMANENT INDEX NO. 12-25419-026

LOTS 8 AND 10 IN RIBLOCK 8 IN ELLSWORTH IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON JUNE 15, 1881 AS DOCUMENT NO. 14723A, IN BOOK 48 OF PLATS, PAGE 35, IN COOK COUNTY, ILLINOIS.

JOHN T. S. TUCKER AS COUNSEL FOR THE PLAINTIFFS, PARADE 35 IN COURT, ILLINOIS

A comparison of isolated and extracted DNA samples made the losses at the scene of the crime to be the following and agreeable to the County of Cook.

CRAIGIN FEDERAL BANK FOR SAVINGS

CRAIGIN FEDERAL BANK FOR SAVINGS

Digitized by Google

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In preparation of a letter American dad April 4, 1991

SIGNET TO JEWIS

RAILWAY BANK AND TRUST COMPANY

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Constitutional Arguing

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03-08218-04

period of redemption, for the full amount due thereon, in such companies, through such agents or brokers, and in such form as shall be satisfactory to the Mortgagor, such insurance policies shall remain with the Mortgagee during said period or periods, and contain the usual clause satisfactory to the Mortgagee making them payable to the Mortgagee, and in case of foreclosure sale payable to the owner of the certificate of sale, owner of any deficiency, any trustee or redemptioner, or any grantee in a deed pursuant to foreclosure, and in case of loss under such policies, the Mortgagee is authorized to adjust, collect and compromise, in its discretion, all claims whatsoever and to execute and deliver on behalf of the Mortgagor all necessary proofs of loss, receipts, vouchers, releases and assignments required to be signed by the insurance companies, and the Mortgagor agrees to sign, upon demand, all receipts, vouchers and releases required of him to be signed by the Mortgagee for such purpose, and the Mortgagee is authorized to apply the proceeds of any insurance claim to the restoration of the property or upon the indebtedness hereby secured in its discretion, but monthly payments shall continue until said indebtedness is paid in full, (4) Immediately after destruction or damage, to commence and promptly complete the rebuilding or restoration of buildings and improvements now or heretofore on said premises, unless Mortgagee elects to apply on the indebtedness secured hereby the proceeds of any insurance covering such destruction or damage, (5) To keep said premises in good condition and repair, without waste, and free from any mechanic's or other lien or claim of fact not expressly subordinated to the lien hereof, (6) Not to make, suffer or permit any unlawful use of or any nuisance to exist on said property nor to diminish nor impair its value by any act or omission to set, (7) To comply with all requirements of law with respect to mortgaged premises and the use thereof, (8) Not to make, suffer, or permit, without the written permission of the Mortgagee being first had and obtained, (a) any use of the property for any purpose other than that for which it is now used, (b) any alterations of the improvements, apparatus, appurtenances, fixtures or equipment now or hereafter upon said property, (c) any purchase on conditional sale, lease or agreement, under which title is reserved in the vendor, of any apparatus, fixtures or equipment to be placed in or upon any buildings or improvements on said property, (9) To complete within a reasonable time any buildings or improvements now or at any time in process of erection upon the premises, (10) To appear in and defend any proceeding which in the opinion of the Mortgagee affects in anywise heretofore, and to pay all costs, expenses and attorney's fees incurred or paid by the Mortgagee in any proceeding in which it may participate in any capacity by reason of this mortgage, (11) That the mortgaged premises will at all times be maintained, repaired and operated in accordance with the Building, Fire, Zoning, Health and Sanitation Laws and Ordinances of any City, village, and/or other governmental board, authority or agency having jurisdiction over the mortgaged premises.

B. In order to provide for the payment of taxes, assessments, insurance premiums, and other annual charges upon the property securing this indebtedness and other amounts required or accepted, the undersigned promises to pay to the Mortgagor a pro rata portion of the current year taxes upon the disbursement of the loan and to pay monthly to the Mortgagor, in addition to the above payments, a sum estimated by the Mortgagor to be equivalent to one twelfth of such amount, which payments may, at the option of the Mortgagor, (a) be held by it without interest (provided not in conflict with State or Federal law) and commingled with other cash funds or its own funds for the payment of such items, (b) be carried in a savings account and withdrawn by it to pay such items or (c) be credited to the unpaid balance of said indebtedness as received, provided that the Mortgagor advances upon that obligation sums sufficient to pay said items at the same accrue and become payable. If the amount estimated to be sufficient to pay said items is not sufficient, the undersigned promises to pay the difference upon demand. If such sums are held or carried in a savings account or escrow account, the same are hereby pledged to further secure this indebtedness. The Mortgagor is authorized to pay said items as charged or billed without further inquiry.

C. This mortgage contract provides for additional advances which may be made at the option of the Mortgagor and secured by this mortgage, and it is agreed that in the event of such advances the amount thereof may be added to the mortgage debt and shall increase the unpaid balance of the note hereby secured by the amount of such advance and shall be a part of said note indebtedness under all of the terms of said note and that contract as fully as if it were such note and contract were executed and delivered. An Additional Advance Agreement may be given and accepted for such advance and provision may be made for different monthly payments and a different interest rate and other express modifications of the contract, but in all other respects the contract shall remain in full force and effect as to said indebtedness, including all advances.

D. That in case of failure to perform any of the covenants herein, Mortgagor may do on Mortgagor's behalf everything so covenanted that and Mortgagor may also do any act it may deem necessary to protect the interest hereof, that Mortgagor will repay upon demand any money paid or disbursed by Mortgagor for any of the above purposes and such money together with interest thereon at the highest rate for which it is then lawful to contract shall become so much additional indebtedness secured by this mortgage with the same priority as the original indebtedness and may be included in any decree reciting this mortgage and be paid out of the rents or proceeds of sale of said premises if not otherwise paid, that it shall not be necessary upon the Mortgagor to resort into the validity of any lien, encumbrance or claim in advance of money so above authorized, but nothing herein contained shall be construed or requiring the Mortgagor to advance any money for any purpose but to destroy a liens and the Mortgagor shall not incur any personal liability because of anything it may do or omit to do hereunder.

E. That it is the intent hereof to secure payment of said note and obligate it whether the entire amount shall have been advanced to the Mortgagee at the date hereof or at a later date, and to secure any other amount or amounts that may be added to the principal indebtedness under the terms of this note as aforesaid.

P. That in the event the ownership of said property or any part thereof becomes vested in a person other than the Mortgagor, or if at the event there is no assignment of the beneficial interest in said property, the Mortgagor may, without notice to either the partner or the non-beneficiary of the Mortgagor, deal with such receiver or successor in interest with reference to this mortgage and the debt hereby secured in the same manner as with the Mortgagor, and may forgive to sue or may extend time for payment of the debt secured hereby, without discharging or in any way affecting the liability of the Mortgagor hereunder or the substance of the debt secured hereby.

G. That time is of the essence heretofore and it default be made in performance of any covenant herein contained or in making any payment under and in respect of obligation or any extension or renewal thereof, or if proceedings be instituted to enforce any claim for or charge upon any real property or upon the filing of a proceeding in bankruptcy by or against the Mortgagor, or if the Mortgagor shall make an assignment for the benefit of his creditors of all his property to place such control of or in custody of any court, or if the Mortgagor abandon any of said property, or upon the sale or transfer of the undivided property or an assignment of the beneficial interest in said property or an agreement to sell, transfer or assign without the written consent of the Mortgagor, upon the death of any person, guardian or trustee of the heirs named hereby, or in the event of the filing of a suit to condemn all or a part of the above property, or in the event of damage to, removal or destruction of or any part of the property covered by this mortgage, or in the event the mortgagor fails to pay any taxes, assessments or fees or condominium deduction recorded against the property named hereby, then, and in any of said events, the Mortgagor, his heirs, executors, administrators, or assigns, may exercise any option and without affecting the lien hereby created on the property or any right of the Mortgagor, his heirs, executors, administrators, or assigns named hereby immediately, due and payable, whether or not such default be remedied by Mortgagor, and apply toward the payment of said mortgage, and toward any indebtedness of the Mortgagor to the Mortgagor, and said Mortgagor may also immediately prelet to him for the purpose of satisfying his debts, or otherwise may be made of the premises or property without offering the general creditor(s).

11. That the Mortgagor may employ counsel for advice or other legal service at the Mortgagor's discretion in connection with any litigation to the debt hereby secured or the lien of this instrument, or any litigation to which the Mortgagor may be made a party or against the Mortgagor which may affect the title to the property securing the indebtedness hereby secured or which may affect said debt or lien and any reasonable attorney's fees, costs and expenses incurred by the Mortgagor and be a part of the debt hereby secured. Any costs and expenses reasonably incurred in the foreclosure of that mortgage and sale of the property securing the same and in connection with any other dispute or litigation affecting said debt or lien, including reasonably estimated amounts to complete the transaction, shall be deducted and be a part of the debt hereby secured. All such amounts shall be payable by the Mortgagor to the Mortgagor on demand and shall be included in any decree or judgment as a part of said mortgagor's debt and shall include interest at the highest contract rate, or if no such contract rate, then at the rate of 12% per annum. In the event of a foreclosure sale of said premises there shall first be paid out of the proceeds thereof all of the aforesaid amount, then the entire indebtedness, whether due and payable by the terms hereof or not and the interest due thereon up to the time of such sale, and the surplus, if any, shall be paid to the Mortgagor, and the purchaser shall be obliged to use to the application of the purchase money.

1. In case the mortgaged property, or any part thereof, shall be taken by condemnation, the Mortgagor hereby empowers the Lender to receive all compensation which may be paid for any property taken, or for damage to any property not taken, and all condemnation proceedings, as may be deemed necessary, shall be brought against the Mortgagor, and the Lender shall be entitled to be indemnified by the Mortgagor for all expenses, including attorney's fees, incurred by the Lender in connection therewith, and the Lender shall be entitled to deduct from any amount received by it under such proceedings, the amount of any such expenses.

J. All earnest money, buyer's and profit of said premises are pledged, assigned and transferred to the Mortgagee, whether or not the same is to be used for the payment of any taxes or agreement for the use or occupancy of said property, or of any part thereof, whether said taxes or agreement are written, verbal, and at the intention hereof (a) to pledge said funds, money and profits on a parity with said real estate and not exclusively, and so to speak hereof as to be deemed merged in any foreclosure decree, and (b) to establish as the full transfer and assignment to the Mortgagee of all such funds and amounts and all the assets thereon, together with the right in case of default, either before or after foreclosure sale, to enter upon and take possession of, and to deduct and pay off, all amounts due and payable on any part thereof, make leases for term, demand redemption from, terminate or modify existing or future leases, collect rents and charges, and to sue and collect judgment of and when entered, and on such measure whether legal or equitable as it may seem proper to enforce collection thereof, and to vend, sell, assign, or otherwise dispose of, any or all of the personal property, equipment, fixtures, furniture, fixtures, and other items of equipment which may be deemed advisable, and in general exercise all powers ordinarily incident to absolute ownership, advance or delay as may be necessary, for any purpose connected to secure a sum which is hereby created on the mortgaged premises and on the income therefrom which has a present or the uses of any other indebtedness hereby created, and out of the income herein recoverable compensation for itself, pay unmatured premiums, taxes and assessments, and all expenses of every kind, including attorney's fees, incurred in the exercise of the powers herein given, and from time to time apply any balance so arising to the payment of the debts and for the foregoing purposes first on the interest and then on the principal of the indebtedness hereby created, before or after any decree or order of any court, the debtors in the proceeds of sale, if any, whether there be a decree or judgment therefor or not. Whatever sum of the indebtedness or interest thereon is paid to the Mortgagee in sole discretion, feels that there is no substantial uncorrected default in performance of the Mortgagor's agreement herein, the Mortgagee, in sole discretion hereof, shall relinquish possession and pay to Mortgagor any unpaid income in arrears. The payment of 16% interest on unpaid indebtedness, incurred thereby is paid in full or until the delivery of a valid judgment for a lesser amount being the sum heretofore, but if to do so would then make them liable for the expenses of the trial, during which it may be sought, Mortgagee shall, however, have the discretion to pay at any time to anyone holding a claim against said premises without affecting the full force of Mortgagee shall have all power, if any, which it might have had without the paragraph, to cause itself to be compelled to accept discharge based upon any or other condition relating to the subject matter of the paragraph under consideration without any notice or notice of non-acceptance.

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Particulars of the amount of money or value received by the company from the debenture holder may at any time either before or after the date of maturity of the debentures, be varied in amount and without regard to the validity of the debenture, or the time value of such payment, or whether the same has been paid or not, or the term of the period of repayment has been exceeded, append a condition with power to nominate and recall and to cancel the debt, and to pay off the same in full, during the period, named as above, and the statutory period of redemption, and such funds, now and past due, which ought to have been applied for the debt, shall be paid by the payment of the indebtedness, costs, taxes, interests or other amounts necessary for the production and preservation of the property, including the expenses of sale, the ownership of, or any beneficial decree whether there be a decree therefor in payment of cost, and a decree shall be passed by the court in the place concerned, the expiration of the full period allowed by statute for redemption, whether there be a redemption of the particular property, or not, and such sum as may be unpaid until the expiration of the statutory period during which it may be applied in the form of a bill compounded by the court, subject to audit by the receiver, but he may elect to terminate my lease after 1st March 1901.

1. Powers granted to the Lender under these Mortgages in respect of any other right or remedy of the Mortgagor whether by law or by contract, may be exercised by the Lender by the Mortgagee or by the Mortgagee of performance of any demand letter of demand which shall be served on the Mortgagor and the Mortgagee of performance of the same or any other of such documents shall supersede the original document and shall become valid as fully as the former and the latter and the original number assigned hereto shall include the effect that all rights and obligations under the mortgage shall extend to and be binding upon the respective heirs, executors, administrators, successors and assigns of the Mortgagee and the Lender and that the powers herein mentioned may be exercisable as often as or more than once at any time.

M. The corporate trustee, named herein being duly authorized to do so by the trust instrument or by any person having a power of direction over the trustee, does hereby waive any and all rights of redemption from sale under any order or decree foreclosing this mortgage, unless this mortgage, at the time of the execution hereof, covers any land which is improved with a dwelling for not more than four families or is given to create a claim to be used, in whole or in part, to finance the construction of a dwelling for not more than four families or is used or intended to be used for agricultural purposes.

The right is hereby granted by the Mortgagee to the party holding or holding of the mortgaged premises herunder without notice to or the consent, approval or agreement of other parties in interest, including joint tenancy, which partial release or releases shall not impair in any manner the validity of or priority of the mortgage or the security of the conveyance, assignment, lease or rental or any other right or interest held by the party holding or holding of the mortgaged premises.

2. This instrument is used by the authorized and competent law enforcement officers in the state(s) of the power and authority conferred upon and vested in it by statute and/or executive decree (or statute that it possesses full power and authority to execute this instrument) and it is expressly authorized and agreed

that nothing contained in or made evidenced shall be construed as creating any liability on the said undersigned, either individually or as trustee, except periodically to pay the amounts, and interest that may accrue thereon, or any interest thereon, or to perform any covenant either express or implied herein or elsewhere, all such liability being expressly waived by the Mortgagor, and by every person now or hereafter claiming any right or security hereunder, and that, as far as the law permits, notwithstanding individually or as trustee aforesaid, or in necessary, potentially are concerned, the legal holder or holder of said note and the signature thereon, if any, or his or her agent, may, at any time, look solely to the premises, hereby conveyed for the payment thereof, by the enforcement of the lien hereby created in the manner for the same which is provided for by law, to enforce the periodic liability of the guarantor, co-signer, party, or endorsee, if any.

17. The standard of interest and amount of the interest on such instruments shall be computed and shall be payable from the actual date on which such instruments or notes were drawn to the date evidenced by the note recited by this mortgage, as made by the association from time to time during the period of the existence of the building, situated upon the premises herein described all in conformity with the rules and regulations of the association applicable to computing and charging interest on instruments of which may be adopted by either its board or agent.

IN WITNESS WHEREOF, the undersigned corporation, not personally but by Trustee as aforesaid, caused these presents to be signed by its *Asst. Treas. OFFICER*, and its corporate seal to be hereunto affixed and attested by its *ASST. CHS.* Secretary, this 20th day of AUGUST, A.D. 19 93.

PARKWAY BANK AND TRUST COMPANY
TR. NO. #9981 DATED: APRIL 4, 1991

ATTEST

~~Yunnan Chrysanthemum~~ *Chrysanthemum leucanthemifolium* Sommerv.

dated as informal and not personally

STATE OF ILLINOIS

COUNTY OF Clermont

ANSWER TO THE CHIEF QUESTIONS

I, the undersigned, (Signature), (Name), a Notary Public in

and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT John Kubaski
personally known to me to be the A. T. J. Resolutions of PARKWAY BANK AND TRUST COMPANY

For further information about the terms of use of this document, please visit [www.sagepub.com](#).

a corporation, and MARCELLINE J. KERSEY personally known to me to be the 1507 Calister

Secretary of said corporation, and 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 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 as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal, this 20th day of AUGUST, A.D. 1993.

GLORIA WALKER
STATE PUBLIC STATE OF ILLINOIS
My Commission Expires 08/25/25 Notary Public
Notary Public Seal

MY COMMISSION EXPIRES

THIS INSTRUMENT WAS PREPARED BY RICHARD L. JAHNS

OF Cragin Federal Bank for Savings

533 WEST FULLERTON AVENUE,

CHICAGO, ILLINOIS 60639

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05702700

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MORTGAGE

Box 403

PARKWAY BANK AND TRUST COMPANY

TR. NO. #9981 DATED: APRIL 4, 1991

TO
CRAGIN FEDERAL BANK FOR SAVINGS

PROPERTY AT:
2630 N. 74TH AVENUE
ELMWOOD PARK, IL 60635

Loan No. 03-69219-04

03-69219-04

Property of Cook County Clerk's Office