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Mortgagor shall have waived such option to accelerate payment of the balance of principal due on the date of sale or transfer of the property, and the power to whom the property is sold or transferred, each agreement in writing that the credit of such party is subject only to Mortgagor and his/her interest payable on the sum secured by this mortgage shall be at such rate as Mortgagor shall request. If Mortgagor's such request exceeds a written amount, it shall be accepted in whole or in part. Mortgagor shall release Mortgagor from all obligations under this mortgage and the note securing it.

Subject to the terms of this paragraph, nothing in this mortgage contract shall prevent Mortgagor from dealing with any successor in interest of the Mortgagor in the same manner as with the Mortgagor, and said dealings may include forbearing to sue or extending the time for payment of the debt secured hereby, but said dealings shall not discharge or in any way affect the liability of the Mortgagor hereunder or the debt hereby secured.

G. That time is of the essence hereof and if default be made in performance of any covenant herein contained or in making any payment under said note or obligation or any extension or renewal thereof, or if proceedings be instituted to enforce any other lien or charge upon any of said 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 or if his property be placed under control of, or in custody of any court, or if the Mortgagor abandon any of said property, or in the event of the filing of a suit to condemn all or a part of the said property, then and in any of said events, the Mortgagor is hereby authorized and empowered, at its option and without notice, all sums secured hereby immediately due and payable, whether or not such default be remedied by Mortgagor, and apply toward the payment of said mortgage indebtedness any indebtedness of the Mortgagor to the Mortgagor, and said Mortgagor may also immediately proceed to foreclose this mortgage, and in any foreclosure a sale may be made of the premises on which without offering the several parts separately.

H. That the Mortgagor may employ counsel for advice or other legal service at the Mortgagor's discretion in connection with any dispute as to the debt hereby secured or the lien of this instrument, or any litigation to which the Mortgagor may be made a party on account of this lien or 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 incurred shall be added to and be a part of the debt hereby secured. Any costs and expenses reasonably incurred in the foreclosure of this 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 conclude the transaction, shall be added to and be a part of the debt hereby secured. All such amounts shall be payable by the Mortgagor to the Mortgagor on demand, and if not paid shall be included in any decree of judgment as a part of said mortgage debt and shall include interest at the highest contract rate, or if not such contract rate then at the legal rate. In the event of a foreclosure sale of said premises there shall first be paid out of the proceeds thereof all of the aforesaid amounts, 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 overplus, if any, shall be paid to the Mortgagor, and the purchaser shall not be obliged to see to the application of the purchase money.

I. In case the mortgaged property, or any part thereof, shall be taken by condemnation, the Mortgagor is hereby empowered to collect and receive all compensation which may be paid for any property taken, or for damages to any property not taken and all condemnation compensation so received shall be forthwith applied by the Mortgagor as it may elect to the immediate reduction of the indebtedness secured hereby, or to the repair and restoration of any property so damaged, provided that any excess over the amount of the indebtedness shall be delivered to the Mortgagor or his assigns.

J. All easements, rents, issues and profits of said premises are pledged, assigned and transferred to the Mortgagor, whether now due or hereafter to become due, under or by virtue of any lease or agreement for the use or occupancy of said property, or any part thereof, whether said lease or agreement is written or verbal, and it is the intention hereof (a) to pledge said rents, issues and profits of a parity with said real estate and not secondarily, and such pledge shall not be deemed merged in any foreclosure decree, and (b) to establish an absolute transfer and assignment to the Mortgagor of all such leases and agreements and all the assets, thereunder, together with the right in case of default, either before or after foreclosure sale, to enter upon and take possession of, manage, maintain and operate said premises, or any part thereof, make leases for terms deemed advantageous to it, terminate or modify existing or future leases, collect said rents, issues and profits, regardless of when earned, and use such measures whether legal or equitable as it may deem proper to enforce collection thereof, employ renting agents or other employees to let or lease said premises, buy furnishings and equipment therefor when it deems necessary, purchase adequate fire and extended coverage and other forms of insurance as may be deemed advisable, and in general exercise all powers ordinarily incident to absolute ownership, advance or borrow money necessary for any purpose herein stated to secure which a lien is hereby created on the mortgaged premises and on the income therefrom which lien is prior to the lien of any other in indebtedness hereby secured, and out of the income retain reasonable compensation for itself, pay insurance 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 of income not in its sole discretion needed for the aforesaid purposes, first on the interest and then on the principal of the indebtedness hereby secured, before or after any decree of foreclosure, and in the deficiency, in the proceeds of sale, if any, whether there be a decree in personam thereto or not. Whenever all of the indebtedness secured hereby is paid, and the Mortgagor, in its sole discretion, feels that there is no substantial uncorrected defect in performance of the Mortgagor's agreements herein, the Mortgagor, as satisfactory evidence thereof, shall relinquish possession and pay to Mortgagor any surplus, come in its hands. The possession of Mortgagor may continue until all indebtedness secured hereby is paid in full or until the delivery of Deed pursuant to a decree foreclosing the lien hereof, but if no deed be issued, then until the expiration of the statutory period during which it may be issued. Mortgagor shall, however, have the discretionary power at any time to refuse to take or to abandon possession of said premises without affecting the lien hereof. Mortgagor shall have all powers, any which it might have had without this paragraph. No set 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 suit 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 Master's 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 therein in personam or not, and if no receiver shall be appointed to the tenancy in possession until the expiration of the full period allowed by statute for re-emption, 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 multiplied by the appointment or entry in possession of a receiver but he may elect to terminate any lease junior to the lien hereof.

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, but 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 whenever 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 that the covenants and assigns of the Mortgagor, and the covenants herein mentioned may be exercised at often as occasion therefor arises.

M. The corporate Trustee named herein being duly authorized to do so by the trust instrument or by any persons 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 used or intended to be used for agricultural purposes.

N. The right is hereby reserved by the Mortgagor to make partial releases of a portion of the mortgaged premises hereunder without notice to, or the consent, approval or agreement of other parties in interest, including junior liens, which partial releases or releases shall not impair in any manner the validity or priority of this mortgage on the mortgaged premises remaining, nor release any guarantor, endorser, surety or endorser from personal liability for the indebtedness hereby secured.

O. This mortgage is executed by the undersigned not personally but as Trustee as aforesaid in the exercise of the power and authority conferred upon and vested in me as such Trustee (and said undersigned hereby warrants that it possesses full power and authority to execute this instrument) and it is expressly understood and agreed that nothing herein or in said note contained shall be construed as creating any liability on the said undersigned, either individually or as Trustee aforesaid, personally to pay the said note or any interest that may accrue thereon, or on indebtedness accruing hereunder, or to perform any covenant either express or implied herein contained, all such liability, if any, being expressly waived by the Mortgagor and by every person now or hereafter claiming any right or security hereunder, and that so far as the undersigned, either individually or as Trustee aforesaid, or its successors, personally are concerned, the legal holder or holders of said note and the owner or owners of any indebtedness accruing hereunder shall look solely to the premises hereby conveyed for the payment thereof, by the enforcement of the lien hereby created in the manner herein and in said note provided or by action to enforce the personal liability of the guarantor to signer, surety, or endorser, if any.

IN WITNESS WHEREOF, the undersigned corporation, not personally but as Trustee as aforesaid, has caused these presents to be signed by its Sr. Vice President & Trust Officer JOSEPH C. FANELLI, and its corporate seal to be hereunto affixed and attested by its Asst. Trust Officer JOSEPH C. FANELLI this

19th day of January , A.D. 19 93

ATTEST

Joseph C. Fanelli
Asst. Trust Officer

STATE OF Illinois
COUNTY OF Cook

I, the undersigned

FIRST NATIONAL BANK OF EVERGREEN PARK

As Trustee as aforesaid and not personally

BY Joseph C. Fanelli
Sr. Vice President & Trust Officer

, a Notary Public in

and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Joseph C. Fanelli, Sr. Vice President & Trust Officer personally known to me to be the

President of First National Bank of Evergreen Park

a corporation, and Nancy Rodriguez, Asst. Trust Officer 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

19th

day of

January

, A.D. 19 93

THIS INSTRUMENT WAS PREPARED BY:

SOUTHWEST FEDERAL SAVINGS & LOAN ASSOCIATION OF CHICAGO
4067 SOUTHWEST HIGHWAY
HOMETOWN, ILL 60456
ATTN: BONNIE HOFFMAN

44090-5 (6/80)* 30 NCTI Standard Corporate Trustee Form Mortgage for use with
Standard Promissory Note Form 31 NCTI and Assignment of Rents Form 32ARCTI

"OFFICIAL SEAL"
LINDA J. PIROWSKI
Notary Public, State of Illinois
My Commission Expires 12/31/2003

B&T Systems and Forms

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LENC, NICHOLAS M. #10691-5

PARCEL #1- THE EAST 5' 2" OF LOT 11 AND THE W 52-1/2' OF LOT 12 IN BLOCK 11 IN FREDERICK H. BARTLETT'S CHICAGO HIGHLANDS IN THE NW 1/4 OF THE NW 1/4 OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS: 6244 W. 64TH. PL. CHICAGO, IL. 60638
PIN#19-20-109-044

PARCEL #2- LOT 11 (EXCEPT THE EAST 5 FEET 2 INCHES AND EXCEPT THE WEST 57-1/2 FEET THEREOF) IN BLOCK 11 IN FREDERICK H. BARTLETT'S CHICAGO HIGHLANDS IN THE NORTH WEST QUARTER OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS: 6250 W. 64TH. PL. CHICAGO, IL. 60638
PIN#19-20-109-043

PARCEL #3- THE WEST 57-1/2 FEET OF LOT 11 IN BLOCK 11 IN FREDERICK H. BARTLETT'S CHICAGO HIGHLANDS IN THE NORTH WEST QUARTER OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS: 6256 W. 64TH. PL. CHICAGO, IL. 60638
PIN#19-20-109-042

PARCEL #4- THE EAST HALF OF LOT 15 IN BLOCK 11 IN FREDERICK H. BARTLETT'S CHICAGO HIGHLANDS IN THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS: 6200 W. 64TH. PL. CHICAGO, IL. 60638
PIN#19-20-109-046

PARCEL #5- THE WEST HALF OF LOT 15 IN BLOCK 11 IN F. H. BARTLETT'S CHICAGO HIGHLANDS IN THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS: 6206 W. 64TH. PL. CHICAGO, IL. 60638
PIN#19-20-109-045

PARCEL #6- THE EAST HALF OF LOT 14 IN BLOCK 11 IN F. H. BARTLETT'S CHICAGO HIGHLANDS IN THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS: 6212 W. 64TH. PL. CHICAGO, IL. 60638
PIN#19-20-109-039

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