



FIRST NATIONAL BANK OF EVERGREEN PARK
3101 W. 95TH STREET
EVERGREEN PARK, ILLINOIS 60642

COMMERCIAL
MORTGAGE

THIS MORTGAGE made this 16TH day of FEBRUARY, 1993 between SOUTHSIDE TABERNACLE ASSEMBLY OF GOD CHURCH, INC., A NOT-FOR-PROFIT CORPORATION (hereinafter referred to as "Mortgagor") and the

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FIRST NATIONAL BANK OF EVERGREEN PARK, WHICH IS ORGANIZED AND EXISTING UNDER THE LAW OF THE UNITED STATES OF AMERICA, AND WHOSE ADDRESS IS 3101 W. 95TH STREET, EVERGREEN PARK, ILLINOIS, 60642. (hereinafter referred to as "Mortgagee").

WHEREAS, Mortgagor is indebted to Mortgagee in the principal sum of ONE HUNDRED EIGHT THOUSAND AND NO/100---- Dollars (\$ 108,000.00).

which indebtedness is evidenced by Mortgagor's Note dated FEBRUARY 16, 1993 (hereinafter referred to as the "Note"), which Note provides for monthly installments of PRINCIPAL AND interest DUE on the 16TH day of each month commencing with MARCH 16, 1993 until the Note is fully paid with the balance of the indebtedness, if not sooner paid, due and payable on FEBRUARY 16, 1994.

NOW, THEREFORE, the Mortgagor, to secure the payment of this Note with interest thereon, the payment of all other sums with interest thereon advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of the Mortgagor herein contained the Mortgagor does hereby mortgage, grant and convey to Mortgagee the following described real estate located in the County of COOK State of Illinois

- PARCEL 1: THE EAST 125 FEET OF LOT 2 (EXCEPT THE NORTH 19 FEET THEREOF) AND THE EAST 125 FEET OF THE NORTH 2 FEET OF LOT 3 IN BLOCK 7 IN BURHAM'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 IN SECTION 5, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. PERMANENT TAX ID NO.: 25-05-110-020 ADDRESS: 8808 S. BISHOP, CHICAGO, ILLINOIS
- PARCEL 2: LOTS 25 AND 26 IN BLOCK 1 IN SUBDIVISION BY JOHN G. SHORTALL TRUSTEE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 IN SECTION 26, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. PERMANENT TAX ID NO.: 20-26-203-014 ADDRESS: 1526 E. 71ST PLACE, CHICAGO, ILLINOIS
- PARCEL 3: LOT 7 IN BLOCK 12 IN STORKES SUBDIVISION OF AUBURN OF THE WEST 1/2 OF THE SOUTHWEST 1/4 IN SECTION 28, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. PERMANENT TAX ID NO.: 20-28-307-019 ADDRESS: 7526 S. EMERALD, CHICAGO, ILLINOIS

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PERMANENT TAX IDENTIFICATION # SEE ABOVE

Which real estate has the address of SEE ABOVE and which, with the property herein described, is referred to herein as the "Premises".

TOGETHER with all improvements, tenements, easements, fixtures, and appurtenances thereto belonging, and all rents, issues and profits thereof for so long and during all such times as Mortgagor may be entitled thereto (which are pledged primarily and on a parity with said real estate and not secondarily), and all fixtures, apparatus, equipment or articles now or hereafter therein or thereon used to supply heat, gas, air conditioning, water, light, power, sprinkler protection, waste removal, refrigeration (whether single units or centrally controlled), and ventilation, including (without restricting the foregoing), all fixtures, apparatus, equipment and articles, other than such as constitute trade fixtures used in the operation of any business conducted upon the Premises as distinguished from fixtures which related to the use, occupancy and enjoyment of the Premises, it being understood that the enumeration of any specific articles of property shall in no way exclude or be held to exclude any items of property not specifically mentioned. All of the land, estate and property hereinabove described, real, personal and mixed, whether affixed or annexed or not (except where otherwise hereinabove specified) and all rights hereby conveyed and mortgaged are intended so to be as a unit and are hereby understood, agreed and declared to form a part and parcel of the real estate and to be appropriated to the use of the real estate, and shall be for the purposes of this Mortgage to be deemed to be real estate and conveyed and mortgaged hereby.

Mortgagor covenants that Mortgagor is lawfully seized of the real estate hereby conveyed and has the right to mortgage, grant and convey the Premises, that the Premises is unencumbered and that Mortgagor will warrant and defend generally the title to the Premises against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any fire insurance policy insuring Mortgagor's interest in the Premises.

IT IS FURTHER UNDERSTOOD THAT:

1. Mortgagor shall promptly pay when due the principal of and interest on the indebtedness evidenced by the Note, prepayment and late charges as provided in the Note, and the principal of and interest on any future advances secured by this Mortgage.
2. In addition, the Mortgagor shall
 - (a) Promptly repair, restore or rebuild any improvement now or hereafter on the property which may become damaged or destroyed.
 - (b) Pay immediately when due and payable all general taxes, special taxes, special assessments, water charges, sewer service charges and other taxes and charges against the property, including those heretofore due. (The monthly payments provided in the Note in anticipation of such taxes and charges to be applied thereto), and to furnish the Mortgagee, upon request, with the original or duplicate receipts therefor, and all such items extended against said property shall be conclusively deemed valid for the purpose of this requirement.
 - (c) Keep the improvements now existing or hereafter erected on the property insured against loss or damage by fire, lightning, wind storm or such other hazards, as the Mortgagee may reasonably require to be insured against under policies providing for payment by the insurance companies of monies sufficient either to pay the cost of replacing or repairing the same or to pay in full the indebtedness secured hereby, in such companies through such agents or brokers and in such form as shall be satisfactory to the Mortgagee, until said indebtedness is fully paid, or in the case of foreclosure, until expiration of the period of redemption; such insurance policies, including additional and renewal policies shall be delivered to and kept by the Mortgagee and shall contain a clause satisfactory to the Mortgagee making them payable to the Mortgagee, as its interest may appear; and in case of loss under such policies, the Mortgagee is authorized to adjust, collect and compromise, in its discretion, all claims thereunder and the Mortgagor agrees to sign, upon demand, all receipts, vouchers and releases required of him by the insurance companies; application by the Mortgagee of any of the proceeds of such insurance to the indebtedness hereby secured shall not excuse the Mortgagor from making all monthly payments until the indebtedness is paid in full. In the event of a loss, Mortgagor shall give prompt notice to the insurance carrier and Mortgagee.

This instrument was prepared by Small
COMMERCIAL LOAN DEPARTMENT
FIRST NATIONAL BANK OF EVERGREEN PARK
3101 W. 95TH STREET
EVERGREEN PARK, ILLINOIS 60642

COMMERCIAL LOAN DEPARTMENT
FIRST NATIONAL BANK OF EVERGREEN PARK
3101 W. 95TH STREET
EVERGREEN PARK, ILLINOIS 60642

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Property of Cook County Clerk's Office

Box _____

MORTGAGE

TO _____

MAIL TO:

CENTRAL MORTGAGE PROCESSING UNIT
c/o OAK LAWN NATIONAL BANK
8400 SOUTH CICEFCO AVENUE
OAK LAWN, IL 60453

Loan No. _____

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15. Upon payment of all sums secured by this Mortgage, Mortgagee shall release this Mortgage without charge to Mortgagor. Mortgagor shall pay all costs of recordings of any documentation necessary to release this Mortgage.

16. Mortgagor assigns to Mortgagee and authorizes the Mortgagee to negotiate for and collect any award for condemnation of all or any part of the Premises. The Mortgagee may, in its discretion, apply any such award to amounts due hereunder, or for restoration of the Premises.

17. Mortgagor shall not and will not apply for or avail itself of any appraisal, valuation, stay, extension or exemption laws, or any so-called "moratorium Laws", now existing or hereafter enacted, in order to prevent or hinder the enforcement or foreclosure of this Mortgage, but hereby waives the benefit of such laws. Mortgagor does hereby expressly waive any and all rights of redemption from sale under any order or decree of foreclosure of this Mortgage on behalf of Mortgagor and each and every person except decree or judgment creditors of the Mortgagor in its representative capacity and of the trust estate, acquiring any interest in or title to the Premises subsequent to the date of this Mortgage.

18. This Mortgage shall be governed by the law of the jurisdiction in which the Premises are located. In the event one or more of the provisions contained in this Mortgage shall be prohibited or invalid under applicable law, such provision shall be ineffective only to the extent of such prohibition or invalidity, without invalidating the remainder of such provision or the remaining provisions of this Mortgage.

IN WITNESS WHEREOF, the undersigned have signed this Mortgage on the day and year first above written at EVERGREEN PARK, Illinois.

SOUTHSIDE TABERNACLE ASSEMBLY OF GOD CHURCH, INC., A NOT-FOR-PROFIT CORPORATION

Spencer Jones
SPENCER JONES, PRESIDENT

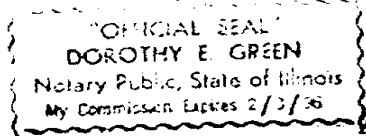
Laverne Davis
LAVERNE DAVIS, SECRETARY

STATE OF ILLINOIS }
COUNTY OF COOK } SS

I, DOROTHY E. GREEN, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY THAT SPENCER JONES and LAVERNE DAVIS

personally known to me and known by me to be the President and Secretary respectively of SOUTHSIDE TABERNACLE ASSEMBLY OF GOD CHURCH, INC. in whose name the above and foregoing instrument is executed, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act, and as the free and voluntary act of said SOUTHSIDE TABERNACLE ASSEMBLY OF GOD CHURCH, INC. as aforesaid, for the uses and purposes therein set forth, and the said Secretary then and there acknowledged that he, as custodian of the corporate seal of said SOUTHSIDE TABERNACLE ASSEMBLY OF GOD CHURCH, INC. did affix the said corporate seal to said instrument as his free and voluntary act and as the free and voluntary act of said SOUTHSIDE TABERNACLE ASSEMBLY OF GOD CHURCH, INC. as aforesaid for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 16TH day of FEBRUARY, 19 93



Dorothy E. Green
Notary Public

My commission expires _____

STATE OF ILLINOIS }
COUNTY OF COOK } SS

I, _____, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY that _____

personally known to me to be the same person(s) whose name(s) (is) (are) subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that _____ signed, sealed and delivered the said instrument as _____ free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and Notarial Seal, this _____ day of _____, A.D. 19 _____

Notary Public

My Commission Expires _____

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14. Except to the extent any notice shall be required under applicable law to be given in another manner, any notice to Mortgagee shall be given by mailing such notice by certified mail addressed to Mortgagee at the Property Address or at such other address as Mortgagee may designate by notice to Mortgagee as provided herein and any notice to Mortgagee shall be given by certified mail, return receipt requested to Mortgagee's address stated herein or to such other address as Mortgagee may designate by notice to Mortgagee or Mortgagee's address in the manner designated herein.

13. The covenants contained herein shall bind and the rights hereunder shall inure to, the respective successors and assigns of Mortgagee and Mortgagee shall be bound by the provisions of paragraph 3 hereof. All covenants and agreements of Mortgagee shall be joint and several.

12. All remedies provided in this Mortgage are distinct and cumulative to any other right or remedy under this Mortgage or afforded by law or equity and may be exercised concurrently, independently or successively.

11. Any forbearance by Mortgagee in exercising any right or remedy hereunder or otherwise afforded by applicable law, shall not be a waiver or prejudice to the exercise of any such right or remedy. The procurement of insurance or the payment of taxes or other liens or charges by Mortgagee shall not be a waiver of Mortgagee's right to accelerate the indebtedness secured by this Mortgage.

10. Extension of the time for payment or modification or amortization of the sums secured by this Mortgage granted to Mortgagee or any successor in interest of Mortgagee shall not operate to release in any manner the liability of the original Mortgagee and Mortgagee's successor in interest. Mortgagee shall not be required to commence proceedings against such successor or refuse to extend time for payment or otherwise modify amortization of the sum secured by this Mortgage by reason of any demand made by the original Mortgagee and Mortgagee's successor in interest.

9. Upon the commencement of any foreclosure proceeding the court in which such bill is filed may at any time, either before or after sale, and without notice to the Mortgagee, or any party claiming under it, and without regard to the sovereignty of the Mortgagee 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 foreclosure sale, towards the payment of the indebtedness, costs, taxes, insurance or other items necessary for the protection and preservation of the Premises, including the expenses of such receivership, or any other action, decree or order, and to pay when due any charges or assessments (whether for insurance premiums, maintenance, taxes, capital improvements, purchase of another unit, or otherwise) incurred by any condominium, township, cooperative or similar owners' group, then and in any of said events, the Mortgagee is hereby authorized and empowered, at its option, and without affecting the lien hereby created or the priority of said lien or any right of the Mortgagee hereunder, to declare, without notice, that all sums secured hereby immediately due and payable, whether or not such default be recorded by Mortgagee, and apply toward the payment of said mortgage indebtedness and any monies of the Mortgagee held by the Mortgagee, and said Mortgagee may also immediately proceed to foreclose the mortgage, and in any foreclosure a sale may be made of the Premises encumbered without the offering of the several parts separately.

8. Upon the commencement of any foreclosure proceeding the court in which such bill is filed may at any time, either before or after sale, and without notice to the Mortgagee, or any party claiming under it, and without regard to the sovereignty of the Mortgagee 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 foreclosure sale, towards the payment of the indebtedness, costs, taxes, insurance or other items necessary for the protection and preservation of the Premises, including the expenses of such receivership, or any other action, decree or order, and to pay when due any charges or assessments (whether for insurance premiums, maintenance, taxes, capital improvements, purchase of another unit, or otherwise) incurred by any condominium, township, cooperative or similar owners' group, then and in any of said events, the Mortgagee is hereby authorized and empowered, at its option, and without affecting the lien hereby created or the priority of said lien or any right of the Mortgagee hereunder, to declare, without notice, that all sums secured hereby immediately due and payable, whether or not such default be recorded by Mortgagee, and apply toward the payment of said mortgage indebtedness and any monies of the Mortgagee held by the Mortgagee, and said Mortgagee may also immediately proceed to foreclose the mortgage, and in any foreclosure a sale may be made of the Premises encumbered without the offering of the several parts separately.

7. Any sale, conveyance or transfer of any right, title or interest in the premises or any portion thereof, without the prior written approval of the Mortgagee, or any sale, transfer or assignment of all or any part of the beneficial interest in any trust holding title to the premises without the prior written approval of the Mortgagee, shall constitute a default of the Note and upon any such default the Mortgagee or the holder of the Note may declare the entire indebtedness evidenced by the Note to be immediately due and payable and foreclose this Mortgage immediately or at any time during the continuance of the default.

6. Upon the commencement of any foreclosure proceeding the court in which such bill is filed may at any time, either before or after sale, and without notice to the Mortgagee, or any party claiming under it, and without regard to the sovereignty of the Mortgagee 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 foreclosure sale, towards the payment of the indebtedness, costs, taxes, insurance or other items necessary for the protection and preservation of the Premises, including the expenses of such receivership, or any other action, decree or order, and to pay when due any charges or assessments (whether for insurance premiums, maintenance, taxes, capital improvements, purchase of another unit, or otherwise) incurred by any condominium, township, cooperative or similar owners' group, then and in any of said events, the Mortgagee is hereby authorized and empowered, at its option, and without affecting the lien hereby created or the priority of said lien or any right of the Mortgagee hereunder, to declare, without notice, that all sums secured hereby immediately due and payable, whether or not such default be recorded by Mortgagee, and apply toward the payment of said mortgage indebtedness and any monies of the Mortgagee held by the Mortgagee, and said Mortgagee may also immediately proceed to foreclose the mortgage, and in any foreclosure a sale may be made of the Premises encumbered without the offering of the several parts separately.

5. It is the intent of the parties to secure payment of the Note whether the entire amount shall have been advanced to the Mortgagee at the date hereof or at a later date, or that it has been advanced, that have been repaid in part and further advances made at a later date, which advances shall in no event operate to make the principal sum of the indebtedness greater than the original principal amount plus any amount or amounts that may be added to the mortgage indebtedness. Under the terms of this Mortgage for the purpose of protecting the security.

4. There is of the record of the Note, and if default be made in performance of any covenant herein contained or contained in the Note or in making any payment under said Note or a judgment or any extension or amended thereof, or if proceedings be instituted to enforce any other lien or charge upon any of the Premises, or upon the filing of a proceeding in bankruptcy by or against the Mortgagee, or if the Mortgagee shall make an assignment for the benefit of the creditors or if this Note is placed under control of or in custody of any court or officer of the government, or if the Mortgagee shall do any of the Premises, or fails to pay when due any charges or assessments (whether for insurance premiums, maintenance, taxes, capital improvements, purchase of another unit, or otherwise) incurred by any condominium, township, cooperative or similar owners' group, then and in any of said events, the Mortgagee is hereby authorized and empowered, at its option, and without affecting the lien hereby created or the priority of said lien or any right of the Mortgagee hereunder, to declare, without notice, that all sums secured hereby immediately due and payable, whether or not such default be recorded by Mortgagee, and apply toward the payment of said mortgage indebtedness and any monies of the Mortgagee held by the Mortgagee, and said Mortgagee may also immediately proceed to foreclose the mortgage, and in any foreclosure a sale may be made of the Premises encumbered without the offering of the several parts separately.

3. Any sale, conveyance or transfer of any right, title or interest in the Premises or any portion thereof, without the prior written approval of the Mortgagee, or any sale, transfer or assignment of all or any part of the beneficial interest in any trust holding title to the Premises without the prior written approval of the Mortgagee, shall, at the option of the Mortgagee, constitute a default hereunder on account of which the holder of the Note secured hereby may declare the entire indebtedness evidenced by said Note to be immediately due and payable and foreclose this Mortgage immediately or at any time such default occurs.

2. Comply with the provisions of any lease if the mortgage is on a leasehold.

(B) Comply with all requirements of law or municipal ordinances with respect to the Premises and the use thereof.

(F) Not suffer or permit any unlawful use of or any nuisance to exist on said Premises nor to diminish or impair its value by any act or omission to act.

(G) Keep said Premises in good condition and repair without waste and free from any mechanicals or other lien or claim of lien not expressly subcontracted to the lessor hereof.

(H) Complete within a reasonable time any building or improvements now or at any time in process of erection upon said property.

Mortgagee may make proof of loss if not made promptly by Mortgagee. An renewed policies shall be delivered at least 10 days before such renewal term expires. All policies shall provide further that Mortgagee shall receive 30 days notice prior to cancellation.

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