

93141038

MORTGAGE (ILLINOIS)  
For Use With Note Form No. 1447  
RIDER ATTACHED

CAUTION: Consult a lawyer before using or noting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THIS INDENTURE, made February 11, 1993, between  
John A. Beckett and S. Leslie Kleiman  
Beckett (his wife)  
5140 S. Hyde Park Blvd. Apt. 8-B Chicago, IL  
(NO. AND STREET) (CITY) (STATE)  
herein referred to as "Mortgagors," and Joseph Realty Group,  
Inc., an Illinois corporation  
439 W. Aldine Chicago IL  
(NO. AND STREET) (CITY) (STATE)

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COOK COUNTY RECORDER

Above Space For Recorder's Use Only

herein referred to as "Mortgagee," witnesseth:

THAT WHEREAS the Mortgagors are justly indebted to the Mortgagee upon the installment note of even date herewith, in the principal sum of Sixty-Five Thousand & no/100 DOLLARS (\$ 65,000.00), payable to the order of and delivered to the Mortgagee, in and by which note the Mortgagors promise to pay the said principal sum and interest at the rate and in installments as provided in said note, with a final payment of the balance due on the 30th day of April, 1993, and all of said principal and interest are made payable at such place as the holders of the note may, from time to time, in writing appoint, and in absence of such appointment, then at the office of the Mortgagee at 439 West Aldine, Chicago, Illinois 60657.

NOW, THEREFORE, the Mortgagors do secure the payment of the said principal sum of money and said interest in accordance with the terms, provisions and limitations of this mortgage, and the performance of the covenants and agreements herein contained, by the Mortgagors to be performed, and also in consideration of the sum of One Dollar in hand paid, the receipt whereof is hereby acknowledged, do by these presents CONVEY AND WARRANT unto the Mortgagee, and the Mortgagee's successors and assigns, the following described Real Estate and all of their estate, right, title and interest therein, situate, lying and being in the City of Chicago, COUNTY OF Cook AND STATE OF ILLINOIS, to wit:  
Parcel 1 - The South half of Lot 7 (except the East 16 feet thereof) in J.H. Steeles Addition to Hyde Park, said Addition being a Subdivision in the North half of the South half of the North East quarter of Section 10, Township 38 North Range 14, East of the Third Principal Meridian in Cook County, Illinois.

Parcel 2 - (Except the East 16 feet thereof taken for alley) The South 1/2 of Lot 9/ In Steele's Addition to Hyde Park in the Northeast 1/4 of Section 10, Township 38 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois.

which, with the property hereinafter described, is referred to herein as the "premises,"

Permanent Real Estate Index Number(s): Parcel 1: 20-10-217-021 Parcel 2: 20-10-217-024-0000  
Address(es) of Real Estate: Parcel 1: 4949 South Vincennes Avenue, Chicago, IL  
Parcel 2: 4957 South Vincennes Avenue, Chicago, IL

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 Mortgagors may be entitled thereto (which we pledged primarily and on a parity with real estate and not secondarily) and all apparatus, equipment or articles now or hereafter therein or thereon used to supply heat, gas, air conditioning, water, light, power, refrigeration (whether single units or centrally controlled), and ventilation, including (without restricting the foregoing), screens, window shades, storm doors and windows, floor coverings, inador beds, awnings, stoves and water heaters. All of the foregoing are declared to be a part of said real estate whether physically attached thereto or not, and it is agreed that all similar apparatus, equipment or articles hereafter placed in the premises by Mortgagors or their successors or assigns shall be considered as constituting part of the real estate.

TO HAVE AND TO HOLD the premises unto the Mortgagee, and the Mortgagee's successors and assigns, forever, for the purposes, and upon the uses herein set forth, free from all rights and benefits under and by virtue of the Homestead Exemption Laws of the State of Illinois, whose said rights and benefits the Mortgagors do hereby expressly release and waive.

The name of a record owner is: John A. Beckett and S. Leslie Kleiman Beckett  
This mortgage consists of two pages. The covenants, conditions and provisions appearing on page 2 (the reverse side of this instrument) are incorporated herein by reference and are a part hereof and shall be binding on Mortgagors, their heirs, successors and assigns. Rider attached and made a part hereof.

Witness the hand . . . and seal . . . of Mortgagors the day and year first above written.

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)

John A. Beckett (Seal) S. Leslie Kleiman Beckett (Seal)

Made of and in the County of Cook, State of Illinois, I, the undersigned, a Notary Public in and for said County of Cook, do hereby certify that John A. Beckett and S. Leslie Kleiman Beckett, his wife personally known to me to be the same person S. Kleiman whose name S. Kleiman 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 homestead.

Given under my hand and official seal, this 11th day of February, 1993.  
Commission expires 9/5/93

This instrument was prepared by Law Offices of Fredrick Rothenberg, Ltd.  
Mail this instrument to Law Office of Fredrick Rothenberg, Ltd. 300 S. Wacker Dr., Suite 1700  
Chicago Illinois

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COOK COUNTY RECORDER

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## THE COVENANTS, CONDITIONS AND PROVISIONS REFERRED TO ON PAGE 1 (THE REVERSE SIDE OF THIS MORTGAGE)

1. Mortgagors shall (1) promptly repair, restore or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or be destroyed; (2) keep said premises in good condition and repair, without waste, and free from mechanic's or other liens or claims for lien not expressly subordinated to the lien hereof; (3) pay when due any indebtedness which may be secured by a lien or charge on the premises superior to the lien hereof, and upon request exhibit satisfactory evidence of the discharge of such prior lien to the Mortgagee; (4) complete within a reasonable time any building or buildings now or at any time in process of erection upon said premises; (5) comply with all requirements of law or municipal ordinances with respect to the premises and the use thereof; (6) make no material alterations in said premises except as required by law or municipal ordinance.

2. Mortgagors shall pay before any penalty attaches all general taxes, and shall pay special taxes, special assessments, water charges, sewer service charges, and other charges against the premises when due, and shall, upon written request, furnish to the Mortgagee duplicate receipts therefor. To prevent default hereunder Mortgagors shall pay in full under protest, in the manner provided by statute, any tax or assessment which Mortgagors may desire to contest.

3. In the event of the enactment after this date of any law of Illinois deducting from the value of land for the purpose of taxation any lien thereon, or imposing upon the Mortgagee the payment of the whole or any part of the taxes or assessments or charges or liens herein required to be paid by Mortgagors, or changing in any way the laws relating to the taxation of mortgages or debts secured by mortgages or the mortgagee's interest in the property, or the manner of collection of taxes, so as to affect this mortgage or the debt secured hereby or the holder thereof, then and in any such event, the Mortgagors, upon demand by the Mortgagee, shall pay such taxes or assessments, or reimburse the Mortgagee therefor; provided, however, that if in the opinion of counsel for the Mortgagee (a) it might be unlawful to require Mortgagors to make such payment or (b) the making of such payment might result in the imposition of interest beyond the maximum amount permitted by law, then and in such event, the Mortgagee may elect, by notice in writing given to the Mortgagors, to declare all of the indebtedness secured hereby to be and become due and payable sixty (60) days from the giving of such notice.

4. If, by the laws of the United States of America or of any state having jurisdiction in the premises, any tax is due or becomes due in respect of the issuance of the note hereby secured, the Mortgagors covenant and agree to pay such tax in the manner required by any such law. The Mortgagors further covenant to hold harmless and agree to indemnify the Mortgagee, and the Mortgagee's successors or assigns, against any liability incurred by reason of the imposition of any tax on the issuance of the note secured hereby.

5. At such time as the Mortgagors are not in default either under the terms of the note secured hereby or under the terms of this mortgage, the Mortgagors shall have such privilege of making prepayments on the principal of said note (in addition to the required payments) as may be provided in said note.

6. Mortgagors shall keep all buildings and improvements now or hereafter situated on said premises insured against loss or damage by fire, lightning and windstorm under policies providing for payment by the insurance companies of moneys sufficient either to pay the cost of replacing or repairing the same or to pay in full the indebtedness secured hereby, all in companies satisfactory to the Mortgagee. Under insurance policies payable, in case of loss or damage, to Mortgagee, such rights to be evidenced by the standard mortgage clause to be attached to each policy, and shall deliver all policies, including additional and renewal policies, to the Mortgagee, and in case of insurance about to expire, shall deliver renewal policies not less than ten days prior to the respective dates of expiration.

7. In case of default therein, Mortgagee may, but need not, make any payment or perform any act hereinbefore required of Mortgagors in any form and manner deemed expedient, and may, but need not, make full or partial payments of principal or interest on prior encumbrances, if any, and purchase, discharge, compromise or settle any tax lien or other prior lien or title or claim thereof, or redeem from any tax sale or forfeiture affecting said premises or contest any tax or assessment. All moneys paid for any of the purposes herein authorized and all expenses paid or incurred in connection therewith, including attorneys' fees, and any other moneys advanced by Mortgagee to protect the mortgaged premises and the lien hereof, shall be so much additional indebtedness secured hereby and shall become immediately due and payable without notice and with interest thereon at the highest rate now permitted by Illinois law. Inaction of Mortgagee shall never be considered as a waiver of any right accruing to the Mortgagee on account of any default hereunder on the part of the Mortgagors.

8. The Mortgagee making any payment hereby authorized relating to taxes or assessments, may do so according to any bill, statement or estimate procured from the appropriate public office without inquiry into the accuracy of such bill, statement or estimate or into the validity of any tax, assessment, sale, forfeiture, tax lien or title or claim thereof.

9. Mortgagors shall pay each item of indebtedness herein mentioned, both principal and interest, when due according to the terms hereof. At the option of the Mortgagee and without notice to Mortgagors, all unpaid indebtedness secured by this mortgage shall, notwithstanding anything in the note or in this mortgage to the contrary, become due and payable (a) immediately in the case of default in making payment of any installment of principal or interest on the note, or (b) upon default shall occur and continue for three days in the performance of any other agreement of the Mortgagors herein contained.

10. When the indebtedness hereby secured shall become due whether by acceleration or otherwise, Mortgagee shall have the right to foreclose the lien hereof. In any suit to foreclose the lien hereof, there shall be allowed and included as additional indebtedness in the decree for sale all expenditures and expenses which may be paid or incurred by or on behalf of Mortgagee for attorneys' fees, appraiser's fees, outlays for documentary and expert evidence, stenographers' charges, publication costs and costs (which may be estimated as to items to be expended after entry of the decree) of procuring all such abstracts of title, title searches, and examinations, title insurance policies, Torrens certificates, and similar data and assurances with respect to title as Mortgagee may deem to be reasonably necessary either to prosecute such suit or to evidence to bidders at any sale which may be had pursuant to such decree the true condition of the title to or the value of the premises. All expenditures and expenses of the nature in this paragraph mentioned shall become so much additional indebtedness secured hereby and immediately due and payable, with interest thereon at the highest rate now permitted by Illinois law, when paid or incurred by Mortgagee in connection with (a) any proceeding, including probate and bankruptcy proceedings, to which the Mortgagee shall be a party, either as plaintiff, claimant or defendant, by reason of this mortgage or any indebtedness hereby secured; or (b) preparations for the commencement of any suit for the foreclosure hereof after accrual of such right to foreclose whether or not actually commenced; or (c) preparations for the defense of any actual or threatened suit or proceeding which might affect the premises or the security hereof. \*\*\*

11. The proceeds of any foreclosure sale of the premises shall be distributed and applied in the following order of priority: First, on account of all costs and expenses incident to the foreclosure proceedings, including all such items as are mentioned in the preceding paragraph hereof; second, all other items which under the terms hereof constitute secured indebtedness additional to that evidenced by the note, with interest thereon as herein provided; third, all principal and interest remaining unpaid on the note; fourth, any surplus to Mortgagors, their heirs, legal representatives or assigns, as their rights may appear.

12. Upon or at any time after the filing of a complaint to foreclose this mortgage the court in which such complaint is filed may appoint a receiver of said premises. Such appointment may be made either before or after sale, without notice, without regard to the solvency or insolvency of Mortgagors at the time of application for such receiver and without regard to the then value of the premises or whether the same shall be then occupied as a homestead or not, and the Mortgagee may be appointed as such receiver. Such receiver shall have power to collect the rents, issues and profits of said premises during the pendency of such foreclosure suit and, in case of a sale and a deficiency, during the full statutory period of redemption, whether there be redemption or not, as well as during any further times when Mortgagors, except for the intervention of such receiver, would be entitled to collect such rents, issues and profits, and all other powers which may be necessary or are usual in such cases for the protection, possession, control, management and operation of the premises during the whole of said period. The Court from time to time may authorize the receiver to apply the net income in his hands in payment in whole or in part of: (1) The indebtedness secured hereby, or by any decree foreclosing this mortgage, or any tax, special assessment or other lien which may be or become superior to the lien hereof or of such decree, provided such application is made prior to foreclosure sale; (2) the deficiency in case of a sale and deficiency.

13. No action for the enforcement of the lien or of any provision hereof shall be subject to any defense which would not be good and available to the party interposing same in an action at law upon the note hereby secured.

14. The Mortgagee shall have the right to inspect the premises at all reasonable times and access thereto shall be permitted for that purpose.

15. The Mortgagors shall periodically deposit with the Mortgagee such sums as the Mortgagee may reasonably require for payment of taxes and assessments on the premises. No such deposit shall bear any interest.

16. If the payment of said indebtedness or any part thereof be extended or varied or if any part of the security be released, all persons now or at any time hereafter liable therefor, or interested in said premises, shall be held to account to such extension, variation or release, and their liability and the lien and all provisions hereof shall continue in full force, the right of recourse against all such persons being expressly reserved by the Mortgagee, notwithstanding such extension, variation or release.

17. Mortgagee shall release this mortgage and lien thereof by proper instrument upon payment and discharge of all indebtedness secured hereby and payment of a reasonable fee to Mortgagee for the execution of such release.

18. This mortgage and all provisions hereof, shall extend to and be binding upon Mortgagors and all persons claiming under or through Mortgagors, and the word "Mortgagors" when used herein shall include all such persons and all persons liable for the payment of the indebtedness or any part thereof, whether or not such persons shall have executed the note or this mortgage. The word "Mortgagee" when used herein shall include the successors and assigns of the Mortgagee named herein and the holder or holders, from time to time, of the note secured hereby.

Mortgagors warrant that the above Mortgagors waive all rights of redemption. Notwithstanding anything herein to the contrary, mortgagors describe real property is not homestead property.

93141038

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## RIDER TO MORTGAGE DATED

February 11th, 1993

BY AND BETWEEN

S. LESLIE KLEIMAN BECKETT and JOHN A. BECKETT

AS TO 4949 and 4957 S. Vincennes, Chicago, Illinois

CHICAGO, ILLINOIS 60615, MORTGAGORS,

AND JOSEPH REALTY GROUP, INC., an Illinois group, MORTGAGEE

1) This Rider is attached to, incorporated into by reference and made a part of the above-described Mortgage as if same were fully set forth therein.

2) Notwithstanding anything to the contrary in the Mortgage to which this rider is attached, it is understood that the term of the Mortgage shall be a term of seventy-seven (77) days commencing February 11th, 1993 and ending April 30, 1993. No payments of principal shall be due during the seventy-seven day period. Upon the date of April 30, 1993, being the seventy-seventh day, or the day upon which the property closes (said property under contract for sale from Mortgagors to the third parties) which ever is earlier in time, the Mortgagors shall pay the entire amount of principal and interest due.

3) It is specifically understood the sale of 4949 South Vincennes and agreed between the Parties hereto that the Mortgagors may prepay any and all principal and/or interest at any time in part or in whole without penalty.

4) In the event of any default by Mortgagorss, either in payment or other terms and provisions of the Mortgage to which this Rider is attached or the Note which it secures, then Mortgagee shall give Mortgagors notice of said default, in writing, specifically identifying the default and what, if any, performance shall cure said default. The Mortgagors shall have ten (10) business days from the date of mailing of said notice to cure said default or otherwise perform. Any such notice by Mortgagee to Mortgagorss shall be in writing and delivered by certified mail, return receipt requested, or overnight or other receipted delivery.

5) Notwithstanding anything in the Mortgage to the contrary, Mortgagors for due consideration given, the sufficiency of which is acknowledged as evidenced by Mortgagors signatures below, hereby specifically waive any and all rights of redemption whether given by law, express or implied in the subject properties.

6) Mortgagors shall keep the property in good repair and shall not commit waste nor permit impairment nor deterioration of the property and shall comply with the provisions of any lease if this Mortgage is on a leasehold. If this Mortgage is on a unit in a condominium or a planned unit development, Mortgagors shall perform all of Mortgagor's obligations under the declaration or covenants creating or governing the condominium or planned unit development, the by-laws and regulations of the condominium or

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Rider to Mortgage  
February 11, 1993

planned unit development, and constituent documents. If a condominium or planned unit development Rider is executed by Mortgagors and recorded together with this Mortgage, the covenants and agreements of such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Mortgage as if the Rider were a part hereof.

7) If Mortgagors fail to perform the covenants and agreements contained in this Mortgage, or if any action or proceeding is commenced which materially affects Mortgagee's interest in the property, including, but not limited to, eminent domain, insolvency, code enforcement, or arrangements or proceedings involving a bankrupt or decedent, or if Mortgagee reasonably deems itself insecure in this debt, then Mortgagee at Mortgagee's option, upon notice to Mortgagors, may make such appearances, disburse such sums and take such action as is necessary to protect Mortgagee's interest, including, but not limited to, disbursement of reasonable attorney's fees and entry upon the property to make repairs. If Mortgagee requires mortgage insurance as a condition of making the loan secured by this mortgage, Mortgagors shall pay the premiums required to maintain such insurance in effect until such time as the requirement for such insurance is terminated in accordance with Mortgagor's and Mortgagees Lending Agreement.

8) Should the Mortgagors default and then cure the default within the time provided herein above, the Mortgagors shall be required to pay, in addition to any other sums due, interest for the additional time, or any portion thereof, that is beyond the expiration date. Interest after the expiration date thereof shall be at the rate of fourteen and one-half percent (14.5%) per annum.

9) Mortgagors will provide insurance as is required by the Mortgage and shall provide, immediately after recording of this Mortgage, proof of insurance including all risk and new construction coverage by certificates of insurance naming the Mortgagee as an additional insured and loss payee. This paragraph shall be read in conjunction with paragraph 6 of the covenants; conditions and provisions of page two of the Mortgage.

10) Mortgagors shall pay all costs of recording this Mortgage and Rider.

11. Mortgagors warrant and represent that this is a second or junior mortgage of a first mortgage on both parcels one and two and that said mortgages are the only encumbrances on parcels one and two. Mortgagors shall provide, within ten (10) days of the execution of this document, proof of same as evidenced by a licensed title insurance company's written report and/or policy.

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Rider to Mortgage  
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12) Should there be a conflict between the terms and provisions of this Rider and the terms and provisions of the Mortgage to which it is attached, the terms and provisions of this Rider shall in all circumstances supersede and control. To the extent that the terms and provisions of this Rider are inconsistent with or in conflict with the terms and provisions of the Note which this Mortgage and Rider to Mortgage secure, then the terms and provisions of this Rider shall control.

There being no further covenants contained herein, the Mortgagor has executed this agreement on this 11th day of February, 1993 as evidenced by its signature below.

By: S. Leslie Kleiman Beckett  
S. Leslie Kleiman Beckett  
Mortgagor

By: John A. Beckett  
John A. Beckett  
Mortgagor

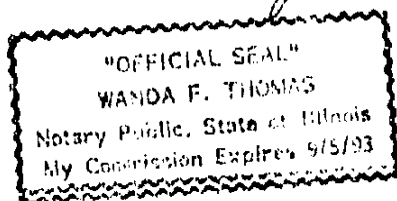
STATE OF ILLINOIS)

COUNTY OF COOK )

) SS.  
)

I, Wanda F. Thomas, a Notary Public in and for said County, in the State aforesaid, do hereby certify that S. LESLIE KLEIMAN BECKETT, personally known to me to be the same person whose name is subscribed to the foregoing mortgage instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 11th day of February, 1993.



Wanda F. Thomas  
Notary Public

Second Notarial on Page 4

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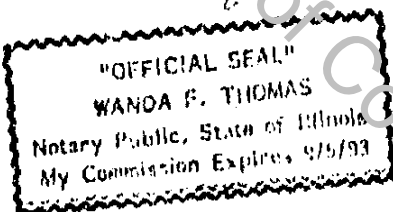
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Rider to Mortgage  
February 11, 1993

STATE OF ILLINOIS    )  
                                  )  ss.  
COUNTY OF COOK     )

I, WANDA F. THOMAS, a Notary Public in and for said County, in the State aforesaid, do hereby certify that JOHN A. BECKETT, personally known to me to be the same person whose name is subscribed to the foregoing mortgage instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 19th day of February, 1993.



Wanda F. Thomas  
Notary Public

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Mail this instrument to LAW OFFICES OF FREDRICK ROTHENBERG  
300 South Wacker Drive  
Suite 1700  
Chicago, Illinois 60606