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COMMERCIAL MORTGAGE, SECURITY AGREEMENT AND FIXTURE FILING

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THIS MORTGAGE IS DATED AS OF March 15, 1993 and is executed by Alfonso ^{AD} M. Bautista, married and Miguel S. Bautista, Married ("Borrower") the record owner of the Premises, as hereinafter defined in favor of Cole Taylor Bank, an Illinois banking corporation located at 1542 W. 47th St., Chicago, Illinois ("Lender").

WITNESSETH:

Alfonso ^{AD} M. Bautista & Miguel ^{MS} S. Bautista

(If the party if foregoing blank is not Borrower, such other party is hereinafter referred to as "Obligor") has executed a promissory note ("Note") dated as of date of this mortgage, payable to the order of Lender, in the principal amount of One Hundred Eighteen Thousand and 00/100's (\$118,000.00) Dollars. Interest on the outstanding principal balance of the Secured Installment Note shall accrue at the per annum rate of Ten Percent (10.00%). The principal and interest of the Note is payable as follows: 35 monthly payments of \$1,268.03 principal including interest, due on the 1st day of each month, commencing May 1, 1993 and monthly thereafter until April 1, 1996 ("Maturity"), at which time the balance of unpaid principal and accrued interest shall be due and payable.

If the aforementioned interest rate mentions Lender's "prime rate", such prime rate means the prime rate as defined in the Note, or if the Note contains no definition of prime rate, then prime rate means the rate of interest established from time to time by Lender as its prime rate, and used by it in computing interest on those loans on which interest is established with relationship to Lender's prime rate, all as shown on the books and records of Lender, which prime rate will fluctuate hereunder from time to time concurrently with each change in Lender's prime rate, with or without notice to anyone. Nothing herein contained shall be construed as defining "prime rate" as the rate charged by Lender to its most credit-worthy customers. Interest on the outstanding principal balance of the Note shall be increased to the rate of Four Percent (4%) in excess of the aforesaid rate then in effect, after maturity of the Note or upon default under the Note or this Mortgage. If any payment of interest or principal on the Note is not received as and when due, Borrower shall be charged a late fee as follows:

To secure payment of the indebtedness evidenced by the Note and the hereinafter defined Liabilities, including, without limitation, future advances, if any, on the Note, prior to its express maturity date and in all events prior to twenty (20) years from the date hereof, to the same extent as if such advances were made on the date of the Note, Borrower does by these presents CONVEY and MORTGAGE unto Lender, all of Borrowers estate, right, title and interest in the real estate situated, lying and being in the county Cook and State of Illinois, legally described as follows:

LOTS 23 AND 24 IN F. PASDELOUP'S SUBDIVISION OF BLOCK 44 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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93198633

Which is referred to herein the "Premises", together with all improvements, building, tenements, hereditaments, appurtenances, gas, oil, mineral, easements located in, on, over or under the premises, and all types and kinds of goods, inventory, accounts chattel paper, general intangibles, furniture, fixtures, apparatus, machinery and equipment, including, without limitation, all of the foregoing used to supply heat, gas, air conditioning, water, light, power, refrigeration or ventilation (whether single units or centrally controlled) and all screens, window shades, storm doors and windows, floor coverings awnings, stoves and water heaters, whether now on the Premises or hereafter erected, installed or placed on or in the Premises, or used in connection with the Premises and whether or not physically attached to the Premises. The foregoing items are and shall be deemed part of the Premises and a portion of the security for the Liabilities as between the parties hereto and all persons claiming by, through or under them. Portions of the foregoing are goods which are or shall become fixtures on the Premises, and Borrower agrees that the filing of this Mortgage in the real estate records Cook County, Illinois shall also operate, at the time of such filing, as a fixture filing in accordance with the provisions of the Uniform Commercial Code as adopted in the State of Illinois.

Further, Borrower does hereby pledge and assign to Lender, all leases, written or verbal, rents, issues and profits of the Premises, including without limitation, all rents, issues, profits, revenues, royalties, bonuses, rights and benefits now due, past due, or to become due and all deposits of money as advance rent or for security, under any and all present and future leases of the Premises, together with right, but not the obligation, to collect, receive, demand, sue for and recover the same when due or payable, Borrower hereby authorizing Lender or Lender's agents. Lender by acceptance of this Mortgage agrees, as a personal covenant applicable to Borrower only, and not as a limitation or condition hereof and not available to anyone other than Borrower, that until default, as hereinafter defined, shall occur or an event shall occur, which under the terms hereof shall give to Lender the right to foreclose this Mortgage, Borrower may collect, receive and enjoy such avails. Borrower that each tenant of the Premises shall pay such rents to Lender or Lender's agents on Lender's written demand therefore without any liability on the part of said tenant to inquire further as to the existence of a default by Borrower or Obligor. Borrower hereby covenants that Borrower has not performed, and will not perform, any acts or has note executed, and will not execute, any instruments which would prevent Lender from exercising any rights pursuant to such rents or other amounts, that at the time of execution of this Mortgage there has been no anticipation or prepayment of the rents for the Premises and that Borrower will not hereafter collect or accept payment of any rents of the Premises prior to the due dates of such rents.

Further, Borrower warrants, covenants and agrees as follows:

1. Duty To Maintain Premises and Title Premises. Borrower shall (a) promptly repair, restore or rebuild any buildings or improvements now or hereafter on the Premises which may become damaged or be destroyed; (b) keep the Premises in good condition and repair, without waste, and, except for this Mortgage free from any encumbrances, mechanic's liens or other liens or claims for lien; (c) pay when due any indebtedness which may be secured by a lien or charge on the Premises, and upon request exhibit satisfactory evidence of the discharge of such lien to Lender; (d) complete within the Premises; (e) comply with all requirements of all laws or municipal ordinances with respect to the Premises and the use of the Premises; (f) refrain from impairing or diminishing the value of the Premises.

2. Taxes, Assessments and Charges. Borrower shall pay, when due and before any penalty attaches, all general taxes, special taxes, special assessments, water charges, drainage charges, sewer service charges, and other charges against the Premises. Borrower shall, upon written request, furnish to Lender duplicate paid receipts for such taxes, assessments and charges. To prevent Default hereunder Borrower shall pay in full, prior to such tax, assessment or charge becoming delinquent, under protest, in the manner provided by statute, any tax, assessment or charge which Borrower may desire to contest.

3. Leases. Upon the request of Lender, Borrower shall deliver to Lender all original leases of all or any portion of the Premises, together with assignments of such leases from Borrower to Lender, which assignments shall be in form and substance satisfactory to Lender.

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- 1.1 any such Environmental Contamination;
- 1.2 that Borrower's or Obligor business or operations are not in full compliance with requirements of federal, state or local environmental, health and safety statutes or regulations;
- 1.3 that Borrower or Obligor is the subject of any federal, state or local investigation regarding whether any remedial action is needed to respond to any Environmental Contamination, or otherwise;
- 1.4 that any portion of the Premises or of any other property or assets of Borrower or Obligor, real or personal, is subject to any lien arising under any federal, state or local environmental, health and safety statute or regulations.

2 Responsible Property Transfer Act. Borrower warrants and represents to Lender that the Premises are not subject to the Responsible Property Transfer Act of 1988 of the State of Illinois ("Act"), or, if the Premises are subject to the Act, Borrower has delivered to Lender a true and accurate Disclosure Document required under the Act.

3 Environmental Covenants and Agreements. Borrower covenants and agrees, until all Liabilities are paid in full:

3.1 Borrower shall not cause or permit to exist any Environmental Contamination on any portion of the Premises or on any portion of any other real estate now or hereafter owned, leased, occupied or operated by Borrower or Obligor, or with respect to the business and operations of Borrower or Obligor, or with respect to the business and operations of Borrower or Obligor.

3.2 Borrower shall immediately notify Lender of its receipt of any notice, oral or written, of the type described in Paragraph 9.1 of this Mortgage.

4 Environmental Indemnification. Borrower hereby indemnifies and holds Lender harmless against all losses, costs, claims, causes of action, damages (including special, consequential and punitive damages), and including in-house or outside attorneys' fees and costs, incurred by Lender and in any manner related to or arising from the breach of any of the foregoing covenants, representations, covenants, agreements or Lender's becoming liable, in any manner whatsoever, under the Act or for any Environmental Contamination previously, now or hereafter occurring on any portion of the Premises or on any other real estate previously, now or hereafter owned, leased, occupied or operated by Borrower or Obligor occurring with respect to the business or Obligor's business or operations, which indemnification shall service the payment in full of the Liabilities.

5 Environmental Defaults. The breach of any warranties, representations, covenants or agreements contained in Paragraph 9.1 through 9.4 of this mortgage or the giving to Borrower or Obligor of any notice of the type described in Paragraph 9.1 of this Mortgage (regardless of whether any Environmental Contamination of the type described in Paragraph 9.1 of this Mortgage has occurred) and regardless of whether Borrower has notified Lender of the receipt of any such notice shall entitle Lender to accelerate the maturity of all Liabilities, and all such Liabilities shall become immediately thereafter due and payable, and if payment thereof is not immediately made, Lender shall have all remedies stated in this Mortgage or otherwise available to it.

6 Environmental Provisions Binding on Beneficiaries. If Borrower is a land trustee, all covenants, representations, covenants and agreements contained in Paragraphs 9.1 through 9.4 of this Mortgage shall also apply and refer to any beneficiaries of the land trust of which Borrower is a trustee.

7 Default. Upon Default, at the sole option of Lender, the Note and any other Liabilities shall become immediately due and payable and Borrower shall pay all expenses of Lender, including in-house and outside attorney's fees and expenses incurred in connection with this Mortgage and all expenses incurred in the enforcement of Lender's rights in the Premises and other property located on or in connection with disposition of the Premises. The term "Default" in the Note, all other provisions hereof and hereunder are hereby incorporated by reference herein, (b) the failure of Borrower or, if applicable, Obligor to pay the Note, in accordance with the terms of the Note, (c) the falsity of, or failure of Borrower or, if applicable, Obligor to comply with or to perform any representation, warranty,

93198633

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term, condition, covenant or agreement contained in this Mortgage, the Note or any instrument securing any Liabilities, (d) the right to accelerate the maturity of any of the Liabilities or constituting a default of any of the land trust of which Borrower is trustee to comply with or perform any covenant or agreement contained in any instrument securing the Liabilities.

11. Due on Sale. Notwithstanding any other provisions of this Mortgage, no sale, lease, mortgage, trust deed, grant by Borrower of any encumbrance of any kind, conveyance, contract to sell, or transfer of the Premises, or any part thereof, or transfer or accompany or possession of the Premises, or any part thereof, shall be made without the prior written consent of Lender. If Borrower is a land trustee, no sale, assignment, grant of an encumbrance of any kind, conveyance or contract to sell or transfer the Premises or any part thereof or all or any part of the beneficial interest in the land trust of which Borrower is trustee, or transfer or occupancy or possession of the Premises, or any part thereof, shall be made by the beneficiaries of such land trust without the prior written consent of the Lender.

12. Definition of Liabilities. "Liabilities" means all obligations of Borrower or Obligor or, if Borrower is a land trustee, and beneficiaries of the land trust of which Borrower is trustee, to Lender for payment of any and all amount due under the Note, this Mortgage and of any indebtedness, or contractual duty of every kind and nature of Borrower or Obligor or such beneficiaries or any guarantor of the Note to Lender, howsoever created, arising or evidenced, whether direct or indirect, absolute or contingent, joint or several, now or hereafter existing, due or to become due and howsoever owned, held or acquired whether through discount, overdraft, purchase, direct loan or as collateral, or otherwise. "Liabilities" also includes all amounts so described herein and all costs of collection, or otherwise. "Liabilities" also includes all amounts so described herein and all costs of collection, legal expenses and in-house or outside attorneys' fees incurred or paid by Lender in attempting the collection or enforcement of the Note or this Mortgage, or any extension or modification of this Mortgage or the Note, any guaranty of the Note, or any other indebtedness of Borrower or Obligor or the aforementioned beneficiaries or any guarantor of the Note to Lender, or in any legal proceeding occurring by reason of Lender's being the mortgagee under this Mortgage or any extension or modification thereof or the payee under the Note or any extension or modification thereof including but not limited to any declaratory judgment action, or in the repossession, custody, sale, lease, assembly or other disposition of any collateral for the Note. Notwithstanding anything contained herein to the contrary, in no event shall the lien of the Mortgage secure outstanding Liabilities in excess of 200% of the original stated principal amount of the Note.

13. Foreclosure. When any of the Liabilities shall become due whether by acceleration or otherwise, Lender shall have the right to foreclose the lien of this Mortgage. In any suit to foreclose the lien of this Mortgage, there shall be allowed and included and additional indebtedness in the judgment of foreclosure all expenditures and expenses which may be paid or incurred by or on behalf of Lender for outside or in-house attorneys' fees, appraiser's fees, outlays for documentary and expert evidence, stenographers' charges, publication costs and costs of procuring all abstracts of title, title searches and examinations, title insurance policies, Torrens Certificate, and similar data and assurances with respect to title as Lender may deem to be reasonably necessary either to prosecute the foreclosure suit or to evidence to bidders at any foreclosure sale. All of the foregoing items, which may be expended after entry of the foreclosure judgment, may be estimated by Lender. All expenditures and expenses mentioned in this paragraph shall become additional Liabilities and shall be immediately due and payable, with interest thereon at a rate equivalent to the post-maturity or post-default (whichever is higher) rate set forth in the Note or herein, when paid or incurred or paid by Lender or on behalf of Lender in connection with (a) any proceeding, including without limitation, probate and bankruptcy proceedings, to which Lender shall be a party, as plaintiff, claimant, defendant or otherwise, by reason of this Mortgage or any Liabilities; or (b) preparation for the commencement of any suit to collect upon or enforce the provisions of the Note or any instrument which secures the Note after default under the Note, whether or not actually commenced; or (c) preparations of the defense of any threatened suit or proceeding which might effect the Premises or the security hereof, whether or not actually commenced.

14. Proceeds of Foreclosure. The proceeds of any foreclosure sale shall be distributed and applied in the following order or priority: first, to the reasonable expenses of such sale; second, to the reasonable expenses of securing possession of the Premises before sale, holding, maintaining and preparing the Premises for sale, including payment of taxes and other governmental charges, premiums on hazard and liability insurance, management fees, reasonable outside or in-house attorneys' fees, payments made pursuant to Section 15-1505 of the Illinois Mortgage Foreclo-

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sure Law or otherwise authorized in this Mortgage and other legal expenses incurred by Lender; third, to the satisfaction of claims in the order of priority adjudicated in the judgment of foreclosure, and with respect to the Liabilities insured by this Mortgage additional to that evidence by the Note, with interest thereof as herein provided, second interest remaining unpaid on the Liabilities evidenced by the Note; fourth, to the remittance of any surplus to Borrower, or if Borrower is a land trustee to the beneficiaries of the land trust of which Borrower is trustee, or as otherwise directed by the court.

15. Receiver. Upon, or at any time filing of a complaint to foreclose this Mortgage, as otherwise permitted by the Illinois Mortgage Foreclosure Law, the court in which such suit is filed may appoint a receiver of the Premise, or may appoint the Lender a mortgagee-in-possession of the Premises. Such receiver, or Lender as mortgagee-in-possession, shall have power to collect the rents issues and profits of the Premises and shall also have all other powers which may be necessary or are usual for the protection, possession, control, management and operation of the Premises.

16. Unavailability of Certain Defenses. No actions for the enforcement of the lien or of any provision of this Mortgage shall be subject to any defense which would not be good and available to the party interposing the same in an action at law upon the Note.

17. Inspection. Lender shall have the right, but not the obligation, in its sole discretion, to inspect the Premises at all reasonable times and access thereto shall be permitted for that purpose. The foregoing does not relieve Borrower from any obligation, under this Mortgage, the Note or any other instrument securing the Liabilities, to maintain the Premises.

18. Estoppel Statement by Borrower. Borrower shall, within ten days of a written request therefore from Lender, furnish Lender with a written statement, duly acknowledged, setting forth the then outstanding balance of the Note and that there are no rights of set-off, counterclaim or defense which exist against such balance or any of the Liabilities.

20. Taxes and Insurance. On written request by Lender, Borrower shall pay to Lender on the day monthly installments of principal and/or interest are payable under the Note, until the Note is paid in full, a sum (herein "Funds") equal to one-twelfth of the yearly taxes and assessments on the Premises, plus one-twelfth of yearly premium installments for hazard insurance, all as reasonably estimated initially and from time to time by Lender on the basis of assessments and bills and reasonable estimated thereof. The Funds shall be held in an institution the deposits or accounts of which are insured or guaranteed by a Federal or state agency (including Lender if Lender is such an institution). Lender shall apply the funds to pay said taxes, assessments, and insurance premiums. Lender shall not be required to pay Borrower any interest or earnings on the Funds. Lender shall give to Borrower without charge, on Borrower's written request, an accounting of the Funds showing credits and debits to the Funds and the purpose for which each debit to the Funds was made. Borrower hereby pledges the Funds as additional security for the payment of the Liabilities, and authorizes Lender to deduct from the Funds any past due Liabilities, without prior notice to Borrower, whether or not a default has occurred. If the amount of the Funds by Lender, together with the future monthly installments of Funds payable prior to the due date of taxes, assessments and insurance premiums shall exceed the amount required to pay said taxes, assessments and insurance premiums as they fall due, such excess shall, requested by Borrower, be either promptly repaid to Borrower or credited to Borrower's monthly installments of Funds, at Borrower's option. If the amount of the Funds held by Lender shall not be sufficient to pay taxes, assessments and insurance premiums as they fall due, Borrower shall pay to Lender any amount necessary to make up the deficiency within 10 days from the date notice is mailed by Lender to Borrower requesting payment thereof. Upon payment in full of all Liabilities, Lender shall promptly refund to Borrower any Funds held by Lender. If the Premises are sold during or on the completion of any foreclosure proceedings, Lender shall apply, no later than immediately prior to the sale of the Premises, any Funds held by Lender at the time of application as a credit against the Liabilities.

21. Binding on Assigns. This Mortgage and all provisions hereof, shall extend to and be binding upon Borrower and all persons or parties claiming under or through Borrower. The singular shall include the plural shall mean the singular and the use of any gender shall be applicable to all genders. The word "Lender" includes the successors and assigns of Lender.

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22. WAIVER OF REDEMPTION. IF THE PREMISES ARE NOT RESIDENTIAL REAL ESTATE AS DEFINED IN THE ILLINOIS MORTGAGE FORECLOSURE LAW, BORROWER HEREBY WAIVES AND ALL RIGHTS OF REDEMPTION FOR ANY JUDGMENT OF FORECLOSURE OF THIS MORTGAGE, ON ITS OWN BEHALF AND ON BEHALF OF EACH AND EVERY PERSON CLAIMING THROUGH BORROWER AS A SUCCESSOR.

23. Special Provisions Concerning Land Trustee. IF Borrower is a land trustee, this Mortgage is executed by Borrower not personally, but as Trustee in exercise of the power and authority conferred upon and vested in it as such Trustee, and insofar as said Trustee is concerned, payable only out of the trust estate which in part is securing the payment hereof and through enforcement of the provisions of any other collateral or guaranty from time to time securing the payment hereof and through enforcement of the provisions of any other collateral or guaranty from time to time securing payment hereof; no personal liability shall be asserted or be enforceable against Borrower, as Trustee, because or in respect of this Mortgage or the making issue or transfer thereof, all such personal liability of said Trustee, if any, being expressly waived in any manner.

24. Waiver of Homestead. Borrower hereby waives and conveys to Lender any rights or estate of homestead in the Premises which Borrower may now or hereafter have under the laws of the State of Illinois. If anyone in addition to Borrower has executed this Mortgage, such person, by his or her signature, hereby waives and conveys to Lender any rights or estate of homestead in the Premises which such person may now or hereafter have under the laws of the State of Illinois, and the signature of such person is made solely for purposes of such waiver or conveyance.

25. Governing Law; Severability. This Mortgage has been made, executed and delivered to Lender in Illinois and shall be construed in accordance with the internal laws of the State of Illinois. Wherever possible, each provision of this Mortgage shall be interpreted in such manner as to be effective and valid under applicable law. If any provisions of this Mortgage are prohibited by or determined to be invalid under applicable law, such provisions shall be ineffective to the extent of such prohibitions or invalidity, without invalidating the remainder of such provisions or the remaining provisions of this Mortgage.

WITNESS Borrower has executed and delivered this Mortgage as of the day and year set forth above.

ADDITIONAL SIGNATORIES FOR
WAIVING AND CONVEYING HOMESTEAD
RIGHTS, IF ANY:

BORROWER:

Alfonso Bautista
Alfonso N. Bautista

Miguel S. Bautista
Miguel S. Bautista

THIS DOCUMENT WAS PREPARED BY AND SHOULD BE MAILED TO: COLE TAYLOR BANK
1542 W. 47TH ST.
CHICAGO, IL. 60609

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STATE OF Illinois)
COUNTY OF Cook) SS

I, THOMAS P. FECCAROTTA, JR., a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY THAT Miguel S. BAUTISTA AND ALFONSO BAUTISTA ORA, personally known to me to be the same person whose name(s) ORA subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as AN IR free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of right of homestead.

GIVEN under my hand and notarial seal this 15th day of MARCH, 1972.



THOMAS P. FECCAROTTA JR.
Notary Public, State of Illinois
My Commission Expires 2-15-80

Thomas P. Feccarotta, Jr.
Notary Public

MAIL TO:

Cole Taylor Bank
1542 West 47th Street
Chicago, Illinois 60609
Attn: Community Banking

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