

UNOFFICIAL COPY MORTGAGE

23

THIS INDENTURE WITNESSETH: That the undersigned

ANTOINETTE M. STEWART, a widow,

of the City of Chicago County of Cook State of Illinois,
hereinafter referred to as the Mortgagor, does hereby Mortgage and Warrant to

CSA FRATERNAL LIFE (HEREINAFTER REFERRED TO AS "ASSOCIATION"),

a corporation organized and existing under the laws of the State of Illinois, hereinafter
referred to as the Mortgagee, the following real estate, situated in the County of Cook
in the State of Illinois, to wit:

LOT 23 AND THE EAST 1/2 OF LOT 24 IN HENDRICK'S SUBDIVISION
OF LOTS 12, 13 AND 14 IN BLOCK 4 IN WASHINGTON HEIGHTS IN
THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 7, TOWNSHIP
37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN,
IN COOK COUNTY, ILLINOIS.

Commonly known as 1656 West 102nd Street,
Chicago, Illinois 60643

Permanent Index Number: 25-07-415-015

COOK COUNTY, ILLINOIS
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TOGETHER with all buildings, improvements, fixtures or appurtenances now or hereafter erected thereon, including all apparatus, equipment, fixtures or articles, whether in single units or centrally controlled, used to supply heat, gas, air conditioning, water, light, power, refrigeration, ventilation or otherwise and any other thing now or hereafter therein or thereon the furnishing of which by lessors to lessees is customary or appropriate, including screens, window shades, storm doors and windows, floor coverings, screen doors, venetian blinds, in-a-door beds, awnings, stoves and water heaters (all of which are declared to be a part of said real estate whether physically attached thereto or not); and also together with all easements and the rents, issues and profits of said premises which are hereby pledged, assigned, transferred and set over unto the Mortgagee.

TO HAVE AND TO HOLD all of said property unto said Mortgagee forever, for the use herein set forth, free from all rights and benefits under the Homestead Exemption Law of the State of Illinois, which said rights and benefits said Mortgagee does hereby release and waive.

TO SECURE the payment of a certain indebtedness from the Mortgagor to the Mortgagee evidenced by a note made by the Mortgagor in favor of the Mortgagee, bearing even date herewith in the sum of fifty three thousand and no/100 Dollars (\$ 53,000.00.), which note, together with interest thereon as provided by said note, is payable in monthly installments of four hundred ninety eight and 88/100 DOLLARS (\$ 498.88) on the first day of each month, commencing with March 1, 1993 until the entire sum is paid.

In the event the mortgagors, without the consent of the Association, sell or transfer title to the above described property, the entire indebtedness secured hereby shall, at the option of the Association, become immediately due and payable without notice.

Any tax and insurance encrows held by the mortgagor,

To secure performance of the other agreements in said note, which are hereby incorporated herein, and made a part hereof, and which provide, among other things, for an additional monthly payment of one-twelfth (1/12th) of the estimated annual taxes, assessments, insurance premiums and other charges upon the mortgaged premises, and to secure possible future advances as hereinafter provided and to secure the performance of the Mortgagor's covenants herein contained.

A. THE MORTGAGOR COVENANTS:

- (1) To pay immediately when due and payable all general taxes, special taxes, special assessments, water charges, sewer service charges and other taxes and charges against said property, including those heretofore due, (the monthly payments provided by said 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.
- (2) To keep the improvements now or hereafter situated upon said premises insured against loss or damage by fire, lightning, windstorm and such other hazards, including liability under laws relating to intoxicating liquors and including hazards not now contemplated, as the Mortgagee may reasonably require to be insured against, under policies providing for payment by the insurance companies of moneys sufficient either to pay the cost of replacing or repairing (as 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. 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.
- (3) To promptly repair, restore or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or destroyed; to keep said premises in good condition and repair, and free from any mechanic's or other lien or claim of lien not expressly subordinated to the lien hereof; not to suffer or permit any unlawful use of or any nuisance to exist on said property nor to diminish nor impair its value by any act or omission to act; to comply with all requirements of law with respect to the mortgaged premises and the use thereof;
- (4) That if the Mortgagor shall procure contracts of insurance upon his life and disability insurance for loss of time by accidental injury or sickness, or either such contract, making the Mortgagee assignee thereunder, the Mortgagee may pay the premiums for such insurance and add said payments to the principal indebtedness secured by this mortgage to be repaid in the same manner and without changing the amount of the monthly payments, unless such change is by mutual consent.
- (5) The Mortgagee shall receive a fee for its services when a Release Deed is prepared and issued.

This instrument was prepared by KROPIK, PAFUGA & SHAW, Attorneys, 120 South LaSalle Street, Chicago, Illinois 60603

7418-029 DZ LD

Box _____

MORTGAGE

Antoinette M. Stewart,

a widow

TO

CSA FRATERNAL LIFE

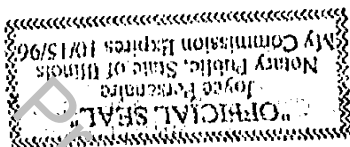
Loan No. _____

7199-2

Mailed to:

KROPK, PAPUGA & SHAW
Attorneys at Law
120 South LaSalle Street
Chicago, Illinois 60603
Telephone: 312/236-6405

BOX 283 - TH



My Commission Expires

10/15/96

GIVEN under my hand and Notarial Seal, this _____ day of _____, 1993, before me this day in person and acknowledged that she _____ (Name) whose name(s) is/are _____ a widow,

Antoinette M. Stewart, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY that _____ the undersigned _____ COURT OF _____ STATE OF ILLINOIS _____

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals this _____ day of _____, 1993.

ANTOINETTE M. STEWART

Antoinette M. Stewart

day of _____, 1993

(1) That in the case of failure to perform any of the covenants herein, the Mortgagee may do on the Mortgagee's behalf everything to be done, that the Mortgagee may also do any act it may deem necessary to protect the loan herein; that the Mortgagee will repay upon demand any money paid or distributed by the Mortgagee for any of the above purposes and such money together with interest thereon at the highest rate for which it is then lawful to contract shall become due much additional indebtedness hereby secured and may be included in any decree foreclosing this mortgage and be paid out of the rents or proceeds of sale of said premises if not otherwise paid; that it shall not be obligatory upon the Mortgagee to inquire into the validity of any lien, encumbrance, or claim in advancing money as above authorized, but nothing herein contained shall be construed as requiring the Mortgagee to advance any money for any purpose not to do here. hereunder; and that Mortgagee shall not incur any personal liability because of anything it may do or omit to do here. under;

(2) That it is the intent hereof to secure payment of said note whether the entire amount shall have been advanced to the Mortgagee 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 and for the purpose of paying premiums or in making any payment under said note or obligation or any extension or renewal thereof, or if proceeding by foreclosure 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 Mortgagee, or if the Mortgagee or its agent or officer of the Government, or if the Mortgagee abandon any of said property, 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, out of the rents or proceeds of sale of said premises if not otherwise paid; that it shall not be obligatory upon the Mortgagee to inquire into the validity of any lien, encumbrance, or claim in advancing money as above authorized, but nothing herein contained shall be construed as requiring the Mortgagee to advance any money for any purpose not to do here. hereunder; and that Mortgagee shall not incur any personal liability because of anything it may do or omit to do here. under;

(3) 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 proceeding by foreclosure 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 Mortgagee, or if the Mortgagee or its agent or officer of the Government, or if the Mortgagee abandon any of said property, 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, out of the rents or proceeds of sale of said premises if not otherwise paid; that it shall not be obligatory upon the Mortgagee to inquire into the validity of any lien, encumbrance, or claim in advancing money as above authorized, but nothing herein contained shall be construed as requiring the Mortgagee to advance any money for any purpose not to do here. hereunder; and that Mortgagee shall not incur any personal liability because of anything it may do or omit to do here. under;

(4) That upon the commencement of any foreclosure proceeding hereunder, the court in which such bill is filed may at any time, and without notice to the Mortgagee, or any party claiming under him, appoint a receiver with power to manage and run 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 statutory period of redemption, toward 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 hereof; and upon a decree of said premises, there shall be allowed and included as an additional indebtedness in the decree of sale all expenses and expenses together with interest thereon at the rate of 8.75 PERCENT per annum, which may be paid or incurred, by or on behalf of the Mortgagee and deemed by the Mortgagee to be reasonably necessary either to prosecute such suit, or to evidence to bidders at any sale held pursuant to such decree the true title to or value of said premises; all of which aforesaid amounts together with interest as herein provided shall be immediately due and payable by the Mortgagee in connection with any proceeding including probate or bankruptcy proceedings to which either party hereto shall be a party by reason of this mortgage or the note hereby secured; or (b) proceedings for the commencement of any suit for the foreclosure hereof after the accrual of the right to foreclose, whether or not actually commenced; or (c) proceedings for the defense of or intervention in any suit or proceeding or any threatened or contemplated suit or proceeding which might affect the premises or the security hereof, whether or not actually commenced. In the event of a foreclosure sale of said premises there shall first be paid out of the proceeds thereof all of the aforesaid items.

B. MORTGAGEE OR FURTHER COVENANTS:

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