

UNOFFICIAL COPY

93325844

MORTGAGE

THIS INDENTURE WITNESSETH: That the undersigned
First Chicago Trust Company of Illinois

a corporation organized and existing under the laws of the State of Illinois
not personally but as Trustee under the provisions of a Deed or Deeds in trust
duly recorded and delivered to the undersigned in pursuance of a Trust Agreement dated April 8, 1991
and known as trust number RV 011189
as the Mortgagor, does hereby Mortgage and Waiver to
conveys

hereinafter referred to
DEPT-01 RECORDINGS \$25.50
T#7797 TRAN 8117 05/03/93 08:47:00
#7030 # * -93-326844
COOK COUNTY RECORDER

HOWARD SAVINGS BANK

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

LOT 9 IN BLOCK 1 IN BOTSFORD'S SUBDIVISION OF BLOCK 7 OF JOHNSTON'S SUBDIVISION OF THE
EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS
Property Address: 1636 North Campbell - Chicago, IL 60647
Permanent Tax I.D. No.: 13-36-430-026-0000

The mortgagor hereby waives any and all rights of redemption from sale under any order
or decree of foreclosure of this mortgage, on its own behalf and on behalf of each and
every person, except decree or judgment creditors of the mortgagor, acquiring any
interest in or title to the premises subsequent to the date of this mortgage.

This loan is subject to the Loan Commitment and Agreement.

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This Mortgage refers to the Note of same date, its terms and conditions as provided and
hereby included in this Mortgage.

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, venetian blinds, win-
dow shades, storm doors and windows, floor coverings, screen doors, 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, 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 whether it
is now or may be hereafter existing or which may be made by the Mortgagee under the power herein granted to it; it being
the intention hereof (a) to pledge said rents, issues and profits on 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 Mortgagee of all such leases and agreements and all the avails thereunder, together with the right in case of default,
either before or after foreclosure sale, to enter upon and take exclusive 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 avails, 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 agencies or other employees, alter or repair
said premises, buy furnishings and equipment therefor when it deems necessary, purchase all kinds of insurance, 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 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 attorneys' 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 on the deficiency in the proceeds of sale, if any, whether there be a decree in personam
therefor or not. Whenever all of the indebtedness secured hereby is paid, and the Mortgagee, in its sole discretion, feels
there is no substantial uncorrected default in performance of the Mortgagor's agreements herein, the Mortgagee, on satis-
factory evidence thereof, shall relinquish possession and pay to Mortgagor any surplus income in its hands. The possession
of Mortgagee may continue until all indebtedness secured hereby is paid in full or until the delivery of a Master's Deed or
Special Commissioner's 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. Mortgagee 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. Mortgagee shall
have all powers, if any, which it might have had without this paragraph. No suit shall be sustainable against Mortgagee
based upon acts or omissions relating to the subject matter of this paragraph unless commenced within sixty days after
Mortgagee's possession ceases.

TO HAVE AND TO HOLD the said property with said buildings, improvements, fixtures, appurtenances, apparatus
and equipment unto said Mortgagee forever, for the uses herein set forth, free from all rights and benefits under the Home-
stead Exemption Laws of the State of Illinois, which said rights and benefits said Mortgagor 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 Ninety Two Thousand
Nine Hundred and 00/100 Dollars (\$92,900.00),
which note together with interest thereon as provided by said note, is payable in monthly installments of Seven
Hundred Seventeen and 01/100 DOLLARS (\$717.01)
on the 1st day of each month, commencing with July, 1993 until the entire sum is paid.
Balance of this mortgage, principal and interest, plus any outstanding fees is due and
payable in full on or before June 1, 1998.

Borrower hereby waives the right to trial by jury.

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.

AK 5/350298

95.00

Box.....

MORTGAGE



to

Howard Street Bank

1700 Milwaukee Ave
Properly
Chicago
Property
Illinois

County Clerk's Office

Loan No.

93325844

Torrens certificates and similar data and assurances with respect to title as Mortgagee may reasonably deem 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 Mortgagor in connection with (a) 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) preparations 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) preparations 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. 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, 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.

(6) That each right, power and remedy herein conferred upon the Mortgagee is cumulative of every other right or remedy of the Mortgagee, whether herein or by law conferred, and may be enforced concurrently therewith; that no waiver by the Mortgagee of performance of any covenant herein or in said obligation contained shall thereafter in any manner affect the right of the Mortgagee to require or to enforce performance of the same or any other of said covenants; that wherever the context hereof requires, the masculine gender, as used herein, shall include the feminine, 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 the successors and assigns of the Mortgagee; and that the powers herein mentioned may be exercised as often as occasion therefor arises.

(7) This mortgage is executed by First Chicago Trust Company of Illinois not personally but as Trustee as aforesaid in the exercise of the power and authority conferred upon and vested in it as such Trustee (and said Trustee 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 First Chicago Trust Company of Illinois either individually or as Trustee aforesaid, personally to pay the said note or any interest that may accrue thereon, or any indebtedness accruing hereunder, or to perform any covenant either express or implied herein contained, all such liability, if any, being expressly waived by the Mortgagee and by every person now or hereafter claiming any right or security hereunder, and that so far as First Chicago Trust Company of Illinois either individually or as Trustee aforesaid, or its successors, personally are concerned, the legal holder or holder 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, if any.

All terms and provisions of Loan Commitment and Agreement secured by and are incorporated in and made a part of the Mortgage and Note. Should any differences or questions in terms arise, the Loan Commitment and Agreement shall survive any and all other documents in connection with this loan.

This is non-owner occupied property. This is considered a loan for investment purposes only.

Upon the sale of this property, or conveyance of any kind, including conveyance to a trust, balance of this mortgage is due and payable.

IN WITNESS WHEREOF, First Chicago Trust Company of Illinois not personally but as Trustee as aforesaid, has caused these presents to be signed by its Asst. Vice President, and its corporate seal to be hereunto affixed and attested by its Assistant Secretary, this 28th day of April, A. D. 1993.



First Chicago Trust Company of Illinois
As Trustee as aforesaid and not personally
By [Signature]
Assistant Vice President

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STATE OF ILLINOIS }
COUNTY OF Cook } ss.

I, Jacklin Isha a Notary Public, in and for said County, in the state aforesaid, DO HEREBY CERTIFY, THAT Mario V. Gotanco Asst. Vice President of First Chicago Trust Company of Illinois, and Trust Officer/Assistant Secretary of said corporation, who are personally known to me to be the same persons

whose names are subscribed to the foregoing instrument as such Asst. Vice President and Trust Officer/Asst. Secretary, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said corporation, as Trustee as aforesaid for the uses and purposes therein set forth; and the said Asst. Secretary then and there acknowledged that she, as custodian of the corporate seal of said corporation, did affix said seal to said instrument as her own free and voluntary act and as the free and voluntary act of said corporation, as Trustee as aforesaid, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal, this 28th day of April, A. D. 1993.

My commission expires



[Signature]
Notary Public

(5) That upon the commencement of any foreclosure proceeding hereunder, 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 him, and without regard to the solvency 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 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 therefor in personam or not, and if a receiver is appointed he shall remain in possession until the expiration of the full period allowed by statute for redemption, whether there be redemption or not, and until the issuance of deed in case of sale, but it 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 nullified by the appointment of a receiver or entry in possession of said premises, there shall be allowed and included as an additional indebtedness in the decree of sale all expenditures and expenses together with interest thereon at the rate of per

(4) 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 or said property, 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 his creditors or if his property be placed under control of or in custody of any court or officer of the government, or if the Mortgagee abandon any or 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, without notice all sums secured hereby immediately due and payable, whether or not such default be remedied by Mortgagee, and apply towards the payment of said mortgage indebtedness any indebtedness of the Mortgagee to the Mortgagee, and said Mortgagee may also immediately proceed to foreclose this mortgage, and in any foreclosure a sale may be made of the premises en masse without offering the several parts separately;

(3) That in the event the ownership of said property or any part thereof becomes vested in a person other than the Mortgagee, the Mortgagee may, without notice to the Mortgagee, deal with such successor or successors in interest with reference to this mortgage and the debt hereby secured in the same manner as with the Mortgagee and may foreclose to sue or may extend time for payment of the debt hereby secured without discharging or in any way affecting the liability of the Mortgagee hereunder or upon the debt hereby secured;

(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 the date hereof or at a later date, or having been advanced, shall 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 Section A(2) above, or for either purpose;

(1) That in the case of failure to perform any of the covenants herein, the Mortgagee may do on the Mortgagee's behalf everything so covenanted; that the Mortgagee may also, as an act, it may deem necessary to protect the lien hereof; that the Mortgagee will repay upon demand any moneys paid or disbursed by the Mortgagee for any of the above purposes and such moneys together with interest thereon at the highest rate for which it is then lawful to contract shall become so 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; that it shall not be obligatory upon the Mortgagee to inquire into the validity of any lien, encumbrance, or claim in addition to the moneys as above authorized, but nothing herein contained shall be construed as requiring the Mortgagee to advance any moneys for any purpose nor to do any act under; that it is the intent hereof to secure payment of said note whether the entire amount shall have been advanced to the Mortgagee at the date hereof or at a later date, or having been advanced, shall 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 Section A(2) above, or for either purpose;

B. THE MORTGAGOR FURTHER COVENANTS:

(9) That if the Mortgagee 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.

(8) Not to suffer or permit, without the written permission of the Mortgagee being first had and obtained, (a) any use of the property for any purpose other than that for which it is now used, (b) any alterations, additions, demolition, removal or sale of any improvements, apparatus, fixtures or equipment now or hereafter upon said property, (c) a purchase on conditional sale, lease or agreement under which title is reserved in the vendor, of any apparatus, fixtures or equipment to be placed in or upon any buildings or improvements on said property.

(7) To comply with all requirements of law with respect to the mortgaged premises and the use thereof;

(6) Not to suffer or permit any unlawful use of or any nuisance to exist on said property nor to diminish or impair its value by any act or omission to act;

(5) To keep said premises in good condition and repair, without waste, and free from any mechanicals, or other lien or claim of lien not expressly subordinated to the lien hereof;

(4) To promptly repair, restore or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or destroyed;

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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 hereof 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, and all such items extended against said property shall be conclusively deemed valid for the purpose of this requirement.