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MORTGAGE

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BOX 97

THIS INDENTURE WITNESSETH: That the undersigned,
STANLEY LALIK AND ELIZABETH LALIK, HIS WIFE,

of the CITY OF PARK RIDGE, County of COOK, State of Illinois,
hereinafter referred to as the Mortgagor, does hereby Mortgage and Warrant to

COMMUNITY SAVINGS BANK

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:

LOTS TWENTY-FOUR (24), TWENTY-FIVE (25) AND TWENTY-SIX (26) (EXCEPT
THE WEST 18.0 FEET THEREOF) IN BLOCK TWO (2) IN EMMA K. NERISON'S SUB-
DIVISION OF THE EAST 328.3 FEET OF THE SOUTH HALF (S-1/2) OF THE WEST TEN
(10) CHAINS OF THE EAST HALF (E-1/2) OF THE SOUTHWEST QUARTER (SW-1/4) OF
SECTION NINETEEN (19), TOWNSHIP FORTY (40) NORTH, RANGE THIRTEEN (13), EAST
OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

PERMANENT INDEX NUMBER: 13-19-331-001.

PROPERTY COMMONLY KNOWN AS: 3200 N. NEWLAND AVENUE - CHICAGO, IL. 60634.

94509810

DEPT-01 RECORDING \$25.00
T00011 TRAN 2304 06/09/94 13:31:00
\$3907 \$ RV **94-509810
COOK COUNTY RECORDER

8081508

INTERCOUNTY TITLE

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 condi-
tioning, 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, window 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 Mort-
gagee, whether now due or hereafter to become due under or in virtue of any lease or agreement for the use or occupancy
of said property, or any part thereof, whether said lease or agreement is in written or verbal and whether it is now or may be
hereafter existing or which may be made by the Mortgagor under the power herein granted to it; it being the intention here-
of (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, after or before sale said premises, buy furnishings and equip-
ment 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 cre-
ated 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 pro-
ceeds 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 satisfactory 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. Mort-
gagee 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
SEVENTY-FIVE THOUSAND AND 00/100 Dollars (\$ 75,000.00), which note
together with interest thereon as provided by said note, is payable in monthly installments of
SEVEN HUNDRED THIRTY-EIGHT AND 55/100 Dollars (\$ 738.55)
on the FIRST day of each month commencing with 07/01/94 until the entire sum is paid.

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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 fu-
ture advances as hereinafter provided and to secure the performance of the Mortgagor's covenants herein contained.

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certificates and similar data and assurances with respect to title as Mortgages 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 Mortgages 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) preparation 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 Mortgages, 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 Mortgages and the successors and assigns of the Mortgagee; and that the powers herein mentioned may be exercised as often as occasion therefor arises.

(7) If the Mortgages sell and convey said property or any part thereof, the Mortgagee may declare the entire indebtedness secured by this mortgage due and payable immediately, and the acceptance of payments upon said indebtedness shall not constitute a waiver of the right to demand immediate repayment, until the Mortgagee has been notified in writing of such sale and conveyance.

Property of Cook County Clerk's Office

This instrument prepared under the supervision of
CONWAY E. NADEL, Attorney
4801 W. Belmont Avenue
Chicago, Illinois 60641

94569810

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals, this 7TH day of

JUNE, A. D. 19 94

(SEAL) *Stanley L. Lalik* (SEAL)
STANLEY LALIK
(SEAL) *Elizabeth Lalik* (SEAL)
ELIZABETH LALIK

STATE OF ILLINOIS

COUNTY OF *Lake* } SS.

I, *Phillip L. Rosenthal*, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY that *Stanley Lalik and Elizabeth Lalik, his wife*

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 *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 Notarial Seal, this 7 day of *June*, A. D. 19 *94*

My Commission Expires *12/26/97*

Phillip L. Rosenthal
Notary Public

PHILLIP L. ROSENTHAL
Notary Public, State of Illinois
My Commission Expires 12/26/97

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MORTGAGE

STANLEY LAJIK AND ELIZABETH LAJIK

3200 N. NEWLAND AVENUE

CHICAGO, ILLINOIS 60634

TO

COMMUNITY SAVINGS BANK
4801 N. BELMONT AVENUE
CHICAGO, ILLINOIS 60641

Property of Cook County Clerk's Office
64519810

Loan No.

14632-8