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MORTGAGE

(Direct)

This mortgage made and entered into this 19th day of August 1994 by and between GWYNETTE BATISTE, A SINGLE PERSON, WHO ACQUIRED TITLE AS GWYNETTE MARTIN-TILLMON BATISTE

hereinafter referred to as mortgagor; and the Administrator of the Small Business Administration, an agency of the Government of the United States of America (hereinafter referred to as mortgagee), who maintains an office and place of business at POST OFFICE BOX 12247, BIRMINGHAM, ALABAMA 35202-2247

Witnesseth, that for the consideration hereinafter stated, receipt of which is hereby acknowledged, the mortgagor does hereby mortgage, sell, grant, assign, and convey unto the mortgagee, his successors and assigns, all of the following described property situated and being in the County of COOK State of ILLINOIS

Lot 31 in the West North Avenue Subdivision being a Subdivision of the East Third of the South 20 Acres of the West 26 60/100th Chains of the Southeast 1/4 of Section 33, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

DEPT-D1 RECORDING \$27.50
T#0004 TRAM 5766 02/19/94 08:40:00
99271 & LF *-94-736097
COOK COUNTY RECORDER

94736097

Permanent Index Number: 13-33-422-017
Common Known Street Address: 4933 WEST CONCORD PLACE, CHICAGO, ILLINOIS 60639

Mortgagor, on behalf of himself and each and every person claiming by, through, or under the Mortgagor, hereby waives any and all rights to redemption, statutory or otherwise, without prejudice to Mortgagee's right to any remedy, legal or equitable which Mortgagee may pursue to enforce payment or to effect collection of all or any part of the indebtedness secured by this Mortgage, and without prejudice of Mortgagee's right to a deficiency judgment or any other appropriate relief in the event of foreclosure of this Mortgage.

Together with and including all buildings, all fixtures including but not limited to all plumbing, heating, lighting, ventilating, refrigerating, incinerating, air conditioning apparatus, and elevators (the mortgagor hereby declaring that it is intended that the items herein enumerated shall be deemed to have been permanently installed as part of the realty), and all improvements now or hereafter existing thereon; the hereditaments and appurtenances and all other rights thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, all rights of redemption, and the rents, issues, and profits of the above described property (provided, however, that the mortgagor shall be entitled to the possession of said property and to collect and retain the rents, issues, and profits until default hereunder). To have and to hold the same unto the mortgagee and the successors in interest of the mortgagee forever in fee simple or such other estate, if any, as is stated herein, free from all rights and benefit under and by virtue of the homestead exemption laws. Mortgagor hereby releases and waives all rights under and by virtue of the homestead exemption laws of this state.

The mortgagor covenants that he is lawfully seized and possessed of and has the right to sell and convey said property; that the same is free from all encumbrances except as heretofore recited; and that he hereby binds himself and his successors in interest to warrant and defend the title aforesaid thereto and every part thereof against the claims of all persons whomsoever.

This instrument is given to secure the payment of a promissory note dated JANUARY 10, 1994 in the principal sum of \$4,300.00 * signed by GWYNETTE BATISTE

in behalf of HERSELF, incorporated herein by reference and held by Mortgagee. The obligation hereby secured matures

THIRTY (30) years from date of note
*WHICH HAS BEEN MODIFIED BY MODIFICATION OF PROMISSORY NOTE DATED MARCH 28, 1994

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2. Default in any of the covenants or conditions of this instrument or of the note or loan agreement secured hereby shall terminate the mortgagor's right to possession, use and enjoyment of the property, at the option of the mortgagee or his assignee, it being agreed that the mortgagor shall have such right until default. Upon any such default the mortgagee shall become the owner of all of the rents and profits accruing after default as security for the indebtedness secured hereby with the right to enter upon said property for the purpose of collecting the same and profit. This instrument shall operate as an assignment of any rentals on said property to that extent.

3. The mortgagor shall have the right to inspect the mortgaged premises at any reasonable time and to cause the same to be repaired or otherwise improved at his expense. The mortgagor shall be liable for any damage to the premises or to any improvements thereon caused by him or his assigns, but he shall not be liable for any damage to the premises or to any improvements thereon caused by fire, lightning, flood, or other natural causes, or by any person other than himself or his assigns, unless the same shall be proved to be the fault of the mortgagor or his assigns. The mortgagor shall be liable for the cost of any repairs or improvements to the premises or to any improvements thereon which may be necessary to preserve the same from the claim of all persons claiming labor or materials for construction of any and all buildings or improvements now being erected or to be erected on said premises.

4. The mortgagor shall be liable for the cost of any repairs or improvements to the premises or to any improvements thereon which may be necessary to preserve the same from the claim of all persons claiming labor or materials for construction of any and all buildings or improvements now being erected or to be erected on said premises.

5. He will not voluntarily create or permit to be created against the property subject to this mortgage any lien or claim, interior or exterior to the title of this mortgage without the written consent of the mortgagee. He will not voluntarily create or permit to be created against the property subject to this mortgage any lien or claim, interior or exterior to the title of this mortgage without the written consent of the mortgagee.

6. He will not voluntarily create or permit to be created against the property subject to this mortgage any lien or claim, interior or exterior to the title of this mortgage without the written consent of the mortgagee. He will not voluntarily create or permit to be created against the property subject to this mortgage any lien or claim, interior or exterior to the title of this mortgage without the written consent of the mortgagee.

7. He will keep all buildings and other improvements on said property in good repair and condition and will promptly commence and complete any such repairs or other improvements on said property or any part thereof in the event of failure of the mortgagor to do so. The mortgagor shall be liable for the cost of any repairs or improvements to the premises or to any improvements thereon which may be necessary to preserve the same from the claim of all persons claiming labor or materials for construction of any and all buildings or improvements now being erected or to be erected on said premises.

8. He will continuously maintain hazard insurance of such type or types and in such amounts as the mortgagee may from time to time require on the improvements now or hereafter on said property, and will pay promptly when due any premiums therefor. All insurance shall be carried in companies acceptable to the mortgagee and the policy or policies thereon shall be held by the mortgagee and have attached thereto a non-payable clause in favor of and to be acceptable to the mortgagee. In event of loss, the mortgagee will give immediate notice in writing to the mortgagee and mortgagee may make proof of loss if not made promptly by the mortgagor, and each insurance company shall be authorized and directed to make payment for each mortgagee directly to the mortgagee instead of to the mortgagor and mortgagee jointly, and the mortgagee shall be authorized to execute any necessary instruments to carry out the intent of this provision.

9. The rights created by this conveyance shall remain in full force and effect during any postponement or extension of the time of payment of the indebtedness evidenced by said promissory note or any part thereof secured hereby.

10. The rights created by this conveyance shall remain in full force and effect during any postponement or extension of the time of payment of the indebtedness evidenced by said promissory note or any part thereof secured hereby.

11. He will pay such expenses and fees as may be incurred in the protection and maintenance of said property, including the fees of any attorney employed by the mortgagee for the collection of any or all of the indebtedness hereby secured, or for foreclosure by mortgagee or court proceedings, or in any other litigation or proceeding affecting said premises. Attorney's fees reasonably incurred in any other way shall be paid by the mortgagor.

12. For better security of the indebtedness hereby secured, upon the request of the mortgagee, in such common or assent, he shall execute and deliver a supplemental mortgage or mortgages covering any additional improvements or betterments made to the property hereinabove described and all property acquired by him after the date hereof in form satisfactory to the mortgagee. Furthermore, should the mortgagor fail to cure any default in the payment of a part or in full of the indebtedness secured by this instrument, the mortgagee shall be authorized and directed to execute and deliver a supplemental mortgage or mortgages covering any additional improvements or betterments made to the property hereinabove described and all property acquired by him after the date hereof in form satisfactory to the mortgagee.

13. He will promptly pay the indebtedness evidenced by said promissory note at the times and in the manner therein provided.

14. He will pay all taxes, assessments, water rates, and other governmental or municipal charges, taxes, or impositions, for which provision has not been made hereunder, and will promptly deliver the official receipts therefor to the said mortgagee.

15. The mortgagor covenants and agrees as follows:

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3. The mortgagor covenants and agrees that if he shall fail to pay said indebtedness or any part thereof when due, or shall fail to perform any covenant or agreement of this instrument or the promissory note secured hereby, the entire indebtedness hereby secured shall immediately become due, payable, and collectible without notice, at the option of the mortgagee or assigns, regardless of maturity, and the mortgagee or his assigns may before or after entry sell said property without appraisal (the mortgagor having waived and assigned to the mortgagee all rights of appraisal):

(i) at judicial sale pursuant to the provisions of 28 U.S.C. 2001(a); or

(ii) at the option of the mortgagee, either by auction or by solicitation of sealed bids, for the highest and best bid complying with the terms of sale and manner of payment specified in the published notice of sale, first giving four weeks' notice of the time, terms, and place of such sale, by advertisement not less than once during each of said four weeks in a newspaper published or distributed in the county in which said property is situated, all other notice being hereby waived by the mortgagor (and said mortgagee, or any person on behalf of said mortgagee, may bid with the unpaid indebtedness evidenced by said note). Said sale shall be held at or on the property to be sold or at the Federal, county, or city courthouse for the county in which the property is located. The mortgagee is hereby authorized to execute for and on behalf of the mortgagor and to deliver to the purchaser at such sale a sufficient conveyance of said property, which conveyance shall contain recitals as to the happening of the default upon which the execution of the power of sale herein granted depends; and the said mortgagor hereby constitutes and appoints the mortgagee or any agent or attorney of the mortgagee, the agent and attorney in fact of said mortgagor to make such recitals and to execute said conveyance and hereby covenants and agrees that the recitals so made shall be effectual to bar all equity or right of redemption, homestead, dower, and all other exemptions of the mortgagor, all of which are hereby expressly waived and conveyed to the mortgagee; or

(iii) take any other appropriate action pursuant to state or Federal statute either in state or Federal court or otherwise for the disposition of the property.

In the event of a sale as hereinabove provided, the mortgagor or any person in possession under the mortgagor shall then become and be tenants holding over and shall forthwith deliver possession to the purchaser at such sale or be summarily dispossessed, in accordance with the provisions of law applicable to tenants holding over. The power and agency hereby granted are coupled with an interest and are irrevocable by death or otherwise, and are granted as cumulative to the remedies for collection of said indebtedness provided by law.

4. The proceeds of any sale of said property in accordance with the preceding paragraphs shall be applied first to pay the costs and expenses of said sale, the expenses incurred by the mortgagee for the purpose of protecting or maintaining said property, and reasonable attorneys' fees; secondly, to pay the indebtedness secured hereby; and thirdly, to pay any surplus or excess to the person or persons legally entitled thereto.

5. In the event said property is sold at a judicial foreclosure sale or pursuant to the power of sale hereinabove granted, and the proceeds are not sufficient to pay the total indebtedness secured by this instrument and evidenced by said promissory note, the mortgagee will be entitled to a deficiency judgment for the amount of the deficiency without regard to appraisal:

6. In the event the mortgagor fails to pay any Federal, state, or local tax assessment, income tax or other tax lien, charge, fee, or other expense charged against the property, the mortgagee is hereby authorized at his option to pay the same. Any sums so paid by the mortgagee shall be added to and become a part of the principal amount of the indebtedness evidenced by said note, subject to the same terms and conditions. If the mortgagor shall pay and discharge the indebtedness evidenced by said promissory note, and shall pay such sums and shall discharge all taxes and liens and the costs, fees, and expenses of making, enforcing, and executing this mortgage, then this mortgage shall be canceled and surrendered.

7. The covenants herein contained shall bind and the benefits and advantages shall inure to the respective successors and assigns of the parties hereto. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall include all genders.

8. No waiver of any covenant herein or of the obligation secured hereby shall at any time thereafter be held to be a waiver of the terms hereof or of the note secured hereby.

9. In compliance with section 101.1(d) of the Rules and Regulations of the Small Business Administration (12 C.F.R. 101.1(d)), this instrument is to be construed and enforced in accordance with applicable Federal law.

10. A judicial decree, order, or judgment holding any provision or portion of this instrument invalid or unenforceable shall not in any way impair or preclude the enforcement of the remaining provisions or portions of this instrument.

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GYNNETTE BATTISTE

NO

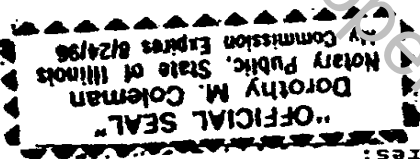
SMALL BUSINESS ADMINISTRATION

RECORDING DATA

RETURN TO:



Name: SMALL BUSINESS ADMINISTRATION
AREA 2 - DISASTER ASSISTANCE
Address: ONE BALTIMORE PLACE, SUITE 300
ATLANTA, GEORGIA 30308



My Commission Expires:

Notary Public

Dorothy M. Coleman
day of August, 1994

Given under my hand and seal this

Illinois and Federal Laws.

benefits under and by virtue of the Homestead Exemption Laws of the State of
act, for the uses and purposes therein set forth, including waiver of rights and
the foregoing instrument, appeared before me this day in person, and acknowledged
in the state aforesaid, so hereby certify that GYNNETTE BATTISTE
a Notary Public in and for said County,

STATE OF ILLINOIS

(Add Appropriate Acknowledgments)

Carol Stephens
Carol Stephens

Executed and attested in the presence of the following witnesses:

Barry J. Miller, Attorney Advisor
Small Business Administration
Area 2 - Disaster Assistance
One Baltimore Place, Suite 300
Atlanta, Georgia 30308

THIS INSTRUMENT PREPARED BY:

[WITNESS WARNING: The mortgagor has executed this instrument and the mortgage has accepted delivery of
this instrument as of the day and year aforesaid.]

Any written notice to be issued to the mortgagor pursuant to the provisions of this instrument shall be ad-
dressed to the mortgagor at 4933 WEST CONCORD PLACE, CHICAGO, ILLINOIS 60639
and any written notice to be issued to the mortgagee at
POST OFFICE BOX 12247, BIRMINGHAM, ALABAMA 35202-2247

GYNNETTE BATTISTE

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