

UNOFFICIAL COPY

MILLARD E. WARD MARRIED TO MARY M. WARD
5358 S SEELEY
CHICAGO, IL 60609
MORTGAGOR
"I" includes each mortgagor above.

This instrument was prepared by
(Name) Midland Savings Bank FSB
(Address) 206 Sixth Ave. Des Moines, IA 50309
Midland Savings Bank FSB
206 Sixth Avenue
Des Moines, IA 50309-3951
LOAN # - 3350023346
95131761

MORTGAGEE
"You" means the mortgagee, its successors and assigns.

REAL ESTATE MORTGAGE: For value received, I, MILLARD E. WARD MARRIED TO MARY M. WARD
mortgage and warrant to you to secure the payment of the secured debt described below, on
the real estate described below and all rights, easements, appurtenances, rents, losses and existing
and future improvements and fixtures (all called the "property").
PROPERTY ADDRESS: 5358 S SEELEY CHICAGO, Illinois 60609

LEGAL DESCRIPTION:

LOT 15 IN T.W. KIRBY'S SUBDIVISION OF LOT 24 IN
INGLESARTS SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION
7, TOWNSHIP 28 NORTH, RANGE 14, EAST OF THE THIRD
PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.
PIN #20-07-316-021

ORIGINAL
DOCUMENT
Midland Savings Bank

**MARY M. WARD IS EXECUTING THIS MORTGAGE SOLELY FOR THE PURPOSE OF WAIVING ANY AND ALL
MARITAL AND HOMESTEAD RIGHTS.

95-00618
Lawyers Title Insurance Corporation

ORIGINAL
DOCUMENT
Midland Savings Bank

located in COOK County, Illinois.

TITLE: I covenant and warrant title to the property, except for encumbrances of record, municipal and zoning ordinances, current taxes and
assessments not yet due and

SECURED DEBT: This mortgage secures repayment of the secured debt and the performance of the covenants and agreements contained in
this mortgage and in any other document incorporated herein. Secured debt, as used in this mortgage, includes any amounts I owe you
under this mortgage or under any instrument secured by this mortgage.

The secured debt is evidenced by (List all instruments and agreements secured by this mortgage and the dates thereof):

☒ Note, Disclosure and Security Agreement dated February 20, 1995

☐ Future Advances: All amounts owed under the above agreement are secured even though not all amounts may yet be
advanced. Future advances under the agreement are contemplated and will be secured and will have priority to the same
extent as if made on the date this mortgage is executed.

☐ Revolving credit loan agreement dated with initial annual interest rate of %.
All amounts owed under this agreement are secured even though not all amounts may yet be advanced. Future advances under the
agreement are contemplated and will be secured and will have priority to the same extent as if made on the date this mortgage is
executed.

The above obligation is due and payable on February 24, 2000 if not paid earlier.

The total unpaid balance secured by this mortgage at any one time shall not exceed a maximum principal amount of:
Twenty Eight Thousand and 00/100 Dollars (\$28,000.00),
plus interest, plus any disbursements made for the payment of taxes, special assessments, or insurance on the property, with interest
on such disbursements.

☐ Variable Rate: The interest rate on the obligation secured by this mortgage may vary according to the terms of the obligation.

☐ A copy of the loan agreement containing the terms under which the interest rate may vary is attached to this mortgage and
made a part hereof.

TERMS AND COVENANTS: I agree to the terms and covenants contained in this mortgage and in any riders described below and agreed by me.

☐ Commercial ☐ Construction ☐

SIGNATURES:

MILLARD E. WARD MARRIED TO
MARY M. WARD

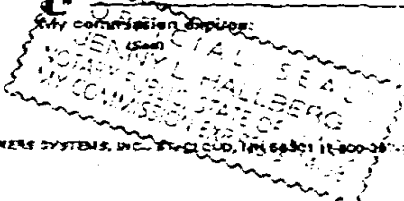
MARY M. WARD

ACKNOWLEDGMENT: STATE OF ILLINOIS, COOK County

The foregoing instrument was acknowledged before me this 24th day of February, 1995
by MILLARD E. WARD MARRIED TO MARY M. WARD SIGNING SOLELY FOR THE
PURPOSE OF WAIVING ANY AND ALL HOMESTEAD RIGHTS

Corporate or
Partnership
Acknowledgment

on behalf of the corporation or partnership.



Notary Public

ILLINOIS
(page 1 of 2)

2350

2014

100-111703

[illegible]

Property of Cook County Clerk's Office

17-0000
WAINBLOD

1968-1969 2010-2011 2012-2013

2012-2013

1. The first step in the process of identifying a problem is to determine the nature of the problem. This involves a thorough understanding of the situation and the factors that are contributing to the problem. Once the nature of the problem is understood, the next step is to identify the causes of the problem. This involves a detailed analysis of the situation and the factors that are contributing to the problem. Once the causes of the problem are identified, the next step is to develop a plan of action to address the problem. This involves determining the steps that need to be taken to address the problem and the resources that will be needed to implement the plan. Once a plan of action has been developed, the next step is to implement the plan. This involves carrying out the steps that have been identified in the plan of action. Finally, the last step in the process is to evaluate the results of the plan. This involves determining whether the plan has been successful in addressing the problem and whether any adjustments need to be made.

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1. The first step in the process of developing a business plan is to conduct a market analysis. This involves researching the industry, identifying potential customers, and understanding the competitive landscape. A thorough market analysis provides valuable insights into the viability of the business idea and helps to shape the overall strategy.

1. 1990年12月，在《中国环境报》上刊登了“中国环境状况”的调查报告，指出中国环境状况不容乐观，呼吁全社会关注环境问题。

1. The first of these is the fact that the majority of the population of the United States is now living in urban areas. This is a result of the process of urbanization, which has been going on since the beginning of the 20th century. The population of the United States has increased from about 100 million in 1900 to over 200 million in 1960. At the same time, the population of rural areas has decreased from about 100 million in 1900 to about 50 million in 1960. This has led to a concentration of the population in urban areas, which has had a number of important consequences. One of the most important is that it has led to a change in the way of life of the majority of the population. In rural areas, the population has traditionally been engaged in agriculture, and the way of life has been based on the rhythms of the seasons. In urban areas, the population has traditionally been engaged in industry and commerce, and the way of life has been based on the rhythms of the clock. This has led to a number of differences between the two ways of life, including differences in the amount of leisure time, the amount of social contact, and the amount of participation in community activities. These differences have led to a number of problems, including the problem of social isolation, the problem of mental health, and the problem of crime. These problems have led to a number of efforts to improve the way of life in urban areas, including efforts to create more green space, to create more social services, and to create more community activities. These efforts have had some success, but there is still a long way to go. The second of the two main reasons for the problems of urban areas is the fact that the majority of the population of the United States is now living in urban areas. This is a result of the process of urbanization, which has been going on since the beginning of the 20th century. The population of the United States has increased from about 100 million in 1900 to over 200 million in 1960. At the same time, the population of rural areas has decreased from about 100 million in 1900 to about 50 million in 1960. This has led to a concentration of the population in urban areas, which has had a number of important consequences. One of the most important is that it has led to a change in the way of life of the majority of the population. In rural areas, the population has traditionally been engaged in agriculture, and the way of life has been based on the rhythms of the seasons. In urban areas, the population has traditionally been engaged in industry and commerce, and the way of life has been based on the rhythms of the clock. This has led to a number of differences between the two ways of life, including differences in the amount of leisure time, the amount of social contact, and the amount of participation in community activities. These differences have led to a number of problems, including the problem of social isolation, the problem of mental health, and the problem of crime. These problems have led to a number of efforts to improve the way of life in urban areas, including efforts to create more green space, to create more social services, and to create more community activities. These efforts have had some success, but there is still a long way to go.

[illegible]

POLYMER LETTERS

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1. **Payments.** I agree to make all payments on the secured debt when due. Unless we agree otherwise, any payments you receive from me or for my benefit will be applied first to any amounts I owe you on the secured debt (exclusive of interest or principal), second, to interest and then to principal. If partial prepayment of the secured debt occurs for any reason, it will not reduce or excuse any subsequently scheduled payment until the secured debt is paid in full.

2. **Claims against Title.** I will pay all taxes, assessments, liens and encumbrances on the property when due and will defend title to the property against any claims which would impair the lien of this mortgage. You may require me to assign any rights, claims or defenses which I may have against parties who supply labor or materials to improve or maintain the property.

3. **Insurance.** I will keep the property insured under terms acceptable to you at my expense and for your benefit. You will be named as loss payee or as the insured on any such insurance policy. Any insurance proceeds may be applied, within your discretion, to either the restoration or repair of the damaged property or to the secured debt. If you require mortgage insurance, I agree to maintain such insurance for as long as you require.

4. **Property.** I will keep the property in good condition and make all repairs reasonably necessary.

5. **Expenses.** I agree to pay all your expenses, including reasonable attorneys' fees if I break any covenants in this mortgage or in any obligation secured by this mortgage. Attorneys' fees include those awarded by an appellate court. I will pay these amounts to you as provided in Covenant 10 of this mortgage.

6. **Default and Acceleration.** If I fail to make any payment when due or break any covenants under this mortgage, any prior mortgage or any obligation secured by this mortgage, you may accelerate the maturity of the secured debt and demand immediate payment and exercise any other remedy available to you. You may foreclose this mortgage in the manner provided by law.

7. **Assignment of Rents and Profits.** I assign to you the rents and profits of the property. Unless we have agreed otherwise in writing, I may collect and retain the rents as long as I am not in default. If I default, you, your agent, or a court appointed receiver may take possession and manage the property and collect the rents. Any rents you collect shall be applied first to the costs of managing the property, including court costs and attorneys' fees, commissions to rental agents, and any other necessary related expenses. The remaining amount of rents will then apply to payments on the secured debt as provided in Covenant 1.

8. **Waiver of Homestead.** I hereby waive all right of homestead exemption in the property.

9. **Leaseholder; Condominiums; Planned Unit Developments.** I agree to comply with the provisions of any lease if this mortgage is on a leasehold. If this mortgage is on a unit in a condominium or a planned unit development, I will perform all of my duties under the covenants, by-laws, or regulations of the condominium or planned unit development.

10. **Authority of Mortgagee to Perform for Mortgagor.** If I fail to perform any of my duties under this mortgage, you may perform the duties or cause them to be performed. You may sign my name or pay any amount if necessary for performance. If any construction on the property is discontinued or not carried on in a reasonable manner, you may do whatever is necessary to protect your security interest in the property. This may include completing the construction.

Your failure to perform will not preclude you from exercising any of your other rights under the law or this mortgage.

Any amounts paid by you to protect your security interest will be secured by this mortgage. Such amounts will be due on demand and will bear interest from the date of the payment until paid in full at the interest rate in effect on the secured debt.

11. **Inspection.** You may enter the property to inspect if you give me notice beforehand. The notice must state the reasonable cause for your inspection.

12. **Condemnation.** I assign to you the proceeds of any award or claim for damages connected with a condemnation or other taking of all or any part of the property. Such proceeds will be applied as provided in Covenant 1. This assignment is subject to the terms of any prior security agreement.

13. **Waiver.** By exercising any remedy available to you, you do not give up your rights to later use any other remedy. By not exercising any remedy, if I default, you do not waive your right to later consider the event a default if it happens again.

14. **Joint and Several Liability; Co-signers; Successors and Assigns Bound.** All duties under this mortgage are joint and several. If I co-sign this mortgage but do not co-sign the underlying debt I do so only to mortgage my interest in the property under the terms of this mortgage. I also agree that you and any party to this mortgage may extend, modify or make any other changes in the terms of this mortgage or the secured debt without my consent. Such a change will not release me from the terms of this mortgage.

The duties and benefits of this mortgage shall bind and benefit the successors and assigns of either or both of us.

15. **Notice.** Unless otherwise required by law, any notice to me shall be given by delivering it or by mailing it by certified mail addressed to me at the Property Address or any other address that I tell you. I will give any notice to you by certified mail to your address on page 1 of this mortgage, or to any other address which you have designated.

Any notice shall be deemed to have been given to either of us when given in the manner stated above.

16. **Transfer of the Property or a Beneficial Interest in the Mortgagor.** If all or any part of the property or any interest in it is sold or transferred without your prior written consent, you may demand immediate payment of the secured debt. You may also demand immediate payment if the mortgagor is not a natural person and a beneficial interest in the mortgagor is sold or transferred. However, you may not demand payment in the above situations if it is prohibited by federal law as of the date of this mortgage.

17. **Release.** When I have paid the secured debt, you will discharge this mortgage without charge to me. I agree to pay all costs to record this mortgage.

RECORDED

DEPT-01 \$23.50
T#9999 TRAN 7263 02/27/95 14:06:00
#1228 + DW *-95-131761
COOK COUNTY RECORDER

X [Signature] X [Signature]

UNOFFICIAL COPY

THE STATE OF ILLINOIS, County of Cook, ss. I, Clerk of said County, do hereby certify that the within and foregoing is a true and correct copy of the original as the same appears from the records of said County.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said County, at Chicago, Illinois, this 1st day of January, 1901.

CLERK OF COOK COUNTY

Property of Cook County Clerk's Office

RECORDED
INDEXED
JAN 10 1901
CLERK OF COOK COUNTY