Deserved the company of the property of the company FOR the could be selfed to receive their their apparently the first when a find of the control of the delication of the finds of the structure or all an meet a good of it early to be Bugging 144 A personal of the contract and estate problem with a selection of the Value ustance and that estages suggested to

Agriphing thing and a contained who has been able to be added That's to but his own to be a like of his or a compositional will do mortalist of the appropriate heighted out for Objects in a horosoft have determine in its role सर्वे भारत प्रवेशकार्य हो । सामान्यका स्वतः स्वतः वात्रकारकारी स्वानकार्यक्री or material contents, a respectful on an new port the course, ma you and word on their me, as many enoughed compar-**Managuran** Anno 15 Alias en entre autoriographic de arthanig en

Mortgage and or the vioral sometimely stateds. this of brugues and reserve of Edichal rapid the building his

व्याप्तकार्य समित्रः वीरात्तः हो अवस्था हास्तातीः Illinois - Residential Property

amplicated and it respects beginning off along their inall to genilog a sit hidrogen to becoming the real only to have not the comment of the settless to be supplied to to likewish theisy lim the west that considerall only no legislate controlled by the control of the configuration of all to oblige recognished they see in property is easy to the to wear strong housest to notice the extraport forces of a brown that with the second of the second second of the second sec ed teminicalists and Bushan of College Mario she DEPT-01

--- 1. 1928 bis 1922 **\$29,50** | 149999 | TRAN 8013 05/09/95 14:45:00 | testalage e sacre - 204828 cook county recorder of the party of the county recorder of the

normalization of a distribution of the second of the secon

Amount S 2015190.00 10 100 20 11.28611. Rev (204) L.C (8.94) ED 804 200 ...

This Mortgage is made this 5/11 way of Alac 19 95 m between bleerer offen House mens geren)
REGINALD E DUKES JR

ween AVA L. DUKES HUSBAND AND WIFE

He committee in a contract the street and the contract of the

(hereinafter called "Mortgagor") and properties which was MELLON BANK, N. A. WALTER CONTROL OF THE ANTI- AND THE MELLON BANK CENTER WITH THE STREET AND THE ANTI- ANTI- AND THE ANTI- ANTI- ANTI- ANTI- AND THE ANTI- AN PITTSBURGH, PENNSYLVANIA 15258

(hereinafter called "Mortgagee"). As used herein, the term "Mortgagor" refers individually and collectively to all Mortgagors, and all such persons shall be jointly and severally bound by the terms hereof. An ending sequence to

Whereas, REGINALD E DUKES JR

promised from Anortheria, and rendered auconomicalistics.

(hereafter individually and collectively called "Borrower") (is) (arc) indebted to Mortgagee in the principal sum of

\$15,190.00

15190.00 Dollars (\$ evidenced by a note, contract or letter of credit application

ne Note") dated _______95 ("the Note") dated _ 2013/11/0 Windy tally to Dames Acres 184 Acres 184

To secure the payment of all sums due or which may become due under the Note and any and all extensions or renewals thereof in whole or in part (all of which is hereinafter called the "Obligation"), and ato secure performance of all obligations under the Note and this Mortgage, Mortgagor by these presents, intending to be alegally bound, does mortgage, grant, and a convey a unto a Mortgagee and a its successors and assigns all that certain property situated in [4] COOK CONTRACTOR STATE OF THE ST

County, Illinois, and more particularly described in Exhibit "A", attached hereto and made a part hereof; was the position Mantangari ang atau anara man kang panggangan ang panggangan ang panggangan अभेगी में में अधि हो। कि अने के केर महे प्रश्न अंगर रिक्षीएक

 Together With All the buildings and improvements erected thereon, the privileges and appurtenances thereunto belonging, and the reversions and remainders, rents, issues, and profits thereof (all of which is hereinafter called the "Mortgaged Property"); s. warpens it is income and in many a Complete property continues the language of the

To Have And To Hold the same unto Mortgagee and its successors and assigns, Forever, भागवाच्याम करवा कुराहरू 🖟 र साव एका, मुर्ग स्थाप , पर्व पारहर्ष रियोह्यहुद्देशको है

Provided, Hawever, that I upon a payment I in I full tof the Obligation, the estate hereby granted shall be discharged.

an committee the think of the contract to be a sign Normagor represents, warrants, covenants, and agrees that:

First: Martgagor will keep and perform all the covenants and agreements contained herein. The many the contract of the rom in the programme of the contract of the state of the

Second: Without prior written consent of Mortgagee, Mortgagor shall not cause or permit legal or equitable title to all or part of the Martgaged Property to become vested in any other person or cuting by sale, operation of law, or in any other manner, whether voluntarily or involuntarily.

Third: Mortgagor warrants that Mortgagor owns the fee simple title to the Mortgaged Freperty free and clear of all bliens, claims, and encumbrances except those to which Mortgagee has consented in writing cortgagor covenants that the Mortgaged Property shall continue to be held free and clear of all liens, claims, and encumbrances except as expressly permitted by Mortgagee in writing.

Fourth: Mortgagor will "pay "when "due all all axes." assessments, levies, and other charges on or against the Mortgaged Property which may attain priority over the lien of this Mortgage. If Mortgagor fails to do so, Mortgagee at his sole option may elect to pay such taxes, assessments, levies, or other charges. At Mortgagee's request, Mortgagor shall deliver written evidence of all such payments to "Mortgagee, who way to be seen in go pagagaran a amilya somala diayag zari 1. C . 18 to

Fifth: Mortgagor shall keep the Mortgaged Property in good repair, excepting only reasonable wear and lear. Mortgagor will permit Mortgagee's authorized representatives

leading of the spirit of good been aliede. . १५० वर्षा के संस्था है। 361 to (Page 1 of 5)

to enter upon the Mortgaged Property at any reasonable time for the purpose of inspecting the condition of the Mortgaged Property. Without the written consent of Mortgagee, Mortgagor will not permit removal or demolition of improvements now or hereafter erected on the Mortgaged Property, nor will Mortgagor permit waste of the Mortgaged Property or alteration of improvements now or hereafter erected on the Mortgaged Property which would adversely affect its market value as determined by Mortgagee.

Sixth: The term "hazardous substances" includes any substances, materials, or wastes that are or become regulated by any governmental authority because of toxic, flammable, explosive, corrosive, reactive, radioactive, or other properties that may be hazardon, to human health or the environment, as well as any materials or substances that are listed in the United States Department of Transportation Hazardous Materials Table, as amen lee from time to time.

Mortgagor warrants that the Mortgaged Property does not contain any hazardous substances and that no physical conditions hazardous to human health or safety are present on the Mortgaged Property, except as previously disclosed to Mortgagee in writing. Mortgagor will neither cause nor permit the deposit, creation, or presence of any hazardous substances or the creation or existence of any physical condition hazardous to human health or safety on the Mortgaged Property. Mortgagor will comply at Mortgagor's expense with all laws, regulations, rules, ordinances end orders of courts or governmental agencies regarding me Mortgaged Property, now or hereafter in existence, including but not limited to those relating to hazardous substances. It Mortgagor fails to do so, Mortgagee may, at its option, take any action it deems in its sole discretion to be necessary to effectuate such compliance.

Mortgagee shall have no obligation or liability at any time with regard to hazardous substances or any other physical conditions which may exist on the Mortgaged Property at any time. Mortgager will indemnify and defend Mortgagee against any and all liabilities or losses of any type whatsoever which Mortgagee may incur by reason of any hazardous substances or other physical conditions which may exist on the Mortgaged Property at any time; provided, however, that if Mortgagee shall acquire sole possession of the Mortgaged Property, Mortgagor shall have no obligation under this paragraph on account of any condition which may thereafter come, into existence and which was not caused by a previously existing condition. Mortgagor's obligations under this paragraph shall survive the termination and satisfaction of this Mortgage.

Seventh: Mortgagor shall keep the Mortgaged Property insured against loss by fire, all other hazards contemplated by the term "extended coverage," and such other risks and hazards as Mortgagee shall require, in such amounts as Mortgagee shall require. Mortgagor will purchase flood insurance as and to the extent required by Mortgagee. The insurer or insurers will be chosen by Mortgagor, subject to approval by Mortgagee; and approval shall not be unreasonably withheld. All insurance policies shall contain loss payable clauses in favor of Mortgagee and shall be cancelable by the insurer only after prior written notice by the insurer to Mortgagee. Mortgagor shall deliver written evidence of all such insurance to Mortgagee.

If Mortgagor fails to obtain and keep in force any required insurance or fails to pay the premiums on such insurance,

Mortgagee at its sole option may elect to do so. In the event of loss, Mortgagor shall give prompt notice to the insurer and Mortgagee. Mortgagee at its option may elect to make proof of loss if Mortgagor does not do so promptly, and to take any action it deems necessary to preserve Mortgagor's or Mortgagee's rights under any insurance policy.

Subject to the rights of the holders of any prior mortgage, insurance proceeds shall be applied to restoration or repair of the Mortgaged Property or to reduction of the Obligation, as Mortgagee may determine in its sole discretion. Mortgagor hereby appoints Mortgagee and its successors and assigns as Mortgagor's attorney-in-fact to endorse Mortgagor's name to any draft or check which may be payable to Mortgagor in order to collect such insurance proceeds.

Eighth: Mortgagor hereby agrees to repay to Mortgagee on demand all sums which Mortgagee has elected to pay under Paragraphs Fourth and Seventh and any costs which Mortgagee has incurred in taking actions permitted by Paragraph Sixth, and all such sums, as well as any amounts for which Mortgagor has agreed to indemnify Mortgagee under Paragraph Sixth, shall, until repaid to Mortgagee, be a part of the Obligation and bear interest at the highest rate permitted by law (but not exceeding the contractual rate or rates of interest applicable to the Obligation by the terms of the Note).

Ninth: Subject to the rights of the holders of any prior mortgage, Mortgagor hereby assigns to Mortgagee all proceeds of any award in connection with any condemnation or other taking of the Mortgaged Property or any part thereof or payment for conveyance in lieu of condemnation.

Tenth: "the Mortgaged Property or any portion thereof consists of a unit in a condominium or a planned unit development, Mirigagor shall perform all of Mortgagor's obligations under the declaration or covenants creating or governing the condominium or planned unit development, the by-laws, rules, and regulations of the condominium or planned unit development, and related documents. If a condominium or planned unit (evel apment rider is executed by Mortgagor and recorded we've this Mortgage, the covenants and agreements of such rider shall be incorporated herein as if the rider were a part hereof.

Eleventh: In order to further secure Mortgagee in the event of default in the payment of the Obligation or in the performance by Mortgagor of any of the covenants, conditions, or agreements contained herein. Mortgagor hereby assigns and transfers to Mortgagee and its successors and assigns any and all leases on the Mortgaged Property or any part thereof, now existing or which may hereafter be made at any time, together with any and all rents, issues, and profits arising from the Mortgaged Property under said leases or otherwise. Mortgagee shall have no obligation to perform or discharge any duty or liability under such leases, but shall have full authorization to collect aff rents under the leases or otherwise, to take possession of and rent the Mortgaged Property, and to take any action, including legal action, it deems accessary to preserve Mortgagor's or a Mortgagee's rights under such leases. Mortgagor shall not collect any rent in advance of the date it is due.

H.-286H, Rev (9.94) L.C.(8/94) LD 8/94

and the state of t

bighted AVA L. DURING ... Tweith: In the event that (a) any warranty, covenant, or agreement contained sherein T is T breached; s. (b) s any representation or warranty contained herein or otherwise made by any Mortgagor in connection with this Mortgage proves to be false or misleading; (c) any default occurs under the terms of the Note or any agreement evidencing, securing, or otherwise executed and delivered by any Borrower or Mortgagor in connection with the Obligation; (d) any default occurs under the terms of any other mortgage or other instrument creating a lien on the Mortgaged Property; (e) a holder of any lien encumbering the Mortgaged Property or any portion thereof (whether such lien is junior or superior to the lien of this Mortgage) commences a forecrosure or any other proceeding to execute on such lien; (f) any Mortgagor becomes insolvent or makes an assignment for the benefit of creditors; or (g) any action, petition or other proceeding is filed or commenced under any so or federal bankruptcy or insolvency law, by Mortgagor or anyone else, regarding the assets of Mortgagor; then, in addition to exercising any rights which Mortgagee may have under the terms of the man contained herein a shall bind of the a heirs, opersonal Note or any agreement securing repayment of, or relating to be to, any portion of the Obligation or which are otherwise provided by law, Mortgagee may foreclose upon the Mortgaged Property by appropriate legal proceedings and sell the Mortgaged Property for the collection of the Obligation, together with costs of suit and an attartey's commission equal to the lesser of (a) 20% of the amount due or \$500.00, whichever is greater, or (b) the maximum amount permitted by law. Mortgagor hereby forever waives and releases all errors in the said proceedings, stay of execution, and the right of inquisition and extension of time of payment. An a transfer of the second many and been of the or the condition of the

Thirteenth: The rights and remedies of Mortgagee provided herein, in the Note, or in any other agreement securing repayment of, or relating to, any portion of the Obligation, or otherwise provided by law, shall be cumulative and may be pursued singly, concurrently, or successively at Mortgagee's sole discretion, and may be exercised as often as necessary; and the failure to exercise. any such right or remedy shall in no event be construed as a waiver or release of the same.

Fourteenth: Mortgagor Whereby waives Wall gright out homestead exemption in the Mortgaged Property.

Fifteenth: alf Mortgagor is a land trustee, this Mortgage is executed by Mortgagor not personally or individually but solely as trustee as aforesaid in the exercise of the power and authority conferred upon and vested in it as such trustee. Notwithstanding any provision to the contrary set forth in this Mortgage, any recourse against Mortgagor shall be limited to the assets comprising the trust estate, and no personal liability shall be asserted or be enforceable against Mortgagor by reason of the terms, promises, agreements, covenants, warranties, representations, or other matters herein set forth, all such personal liability of Mortgagor being expressly waived. Nothing herein contained shall waive, modify, or otherwise adversely affect the personal liability expressly assumed by any person or entity other than the undersigned trustee. By the total of the trust

Sixteenth: The covenants, conditions and agreements representatives, and successors of Mortgagor, and the rights and privileges contained herein shall inore to the successors and assigns of Mortgagee. Apply 30100000

agranii 3 39 Mb Seventeenth: Except to the extent that Federal law applies, this Mortgage shall be governed in all respects by the laws of Illinois. If any provision hereof shall for any reason be held invalid or unenforceable, no other provision shall be affected thereby, and this Mortgage shall be construed as if the invalid or unenforceable provision had

Management of the control of the con	अन्तर का भूतासम्बद्धी
unt as insummeral time (m) substitute in the substitute in it so substitute in its	रक्ताम् वर्षः मध्य और की उपनिकार्तः
ire cut he multiplicate	lador na <u>ne repu</u> rir (ranchase at b ox (fis ort es)
and in mount	great may taken assert self treat to take the fill
Section of the section of the second	dasirbi, ban tapa yatansi na msar r
	CO
	Personal Mangage
	ya teragon ar wayannid batik
ine.	Recorder's Acknowledge
	ae nelli la rimbi.
gradia propaga armonomento mpor contest por monte esta esta esta esta esta esta esta es	erranny reinforma reinna era arm. M. 1988 F.F.
muse clease was time an aborate to exceed	मध्ये इस्त्रा वर व्यवसार क्षेत्र भारतीयकः । इस
441 4234 474 474 474 474 474 474 474 474 474 4	ith segmentation
Survey too water were willed to be very	torne and a form free of your appropriately.

Witness the due execution and sealing hereof the day and y	Morgago, AVA A. DUKES
* Regnol & Dulle Le (Seal)	STUCES WILLIAM STATE (Seal)
Mortgagor	Montgapor
s (Scal)	$\underline{\mathbf{x}}_{i} = \underbrace{\mathbf{x}_{i}}_{i} \underbrace{\mathbf{x}_{i}}_{i$
Mortgagor	as Trustee under Trust Agreement dated
and known as Trust Number	
the ray explanation for the first of the second consistency of the sec	and the state of t
ATTEST: (1. 3. 1975 1. 20. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1.	(Lifte)
Notarization (individual)	(Tide)
State of Illinois	
County of County	
Million Dil Ct. C.	
On the REGINALD E DUKES JR	7 L DUKES , 19 7 , before me personally came
ZX.	who, being
duly sworn, did acknowledge that ALCC by did sign	the foregoing instrument, and that the same is
free act and deed. In testimony whereof, I have a counto subscribed	my name. Deche X. (Class)
"OFFICIAL	Notary Public
OFFICIAL SEAL" JACKIE L. WASHBURN Note: Ball:	The second of th
Title State at the	My Commission Lypites
My Come scion Expires 10/19/9)	County
Notarization (Land Trustee)	i ing mang ali jukar peresa ali peresakan kanalakan bira
State of Illinois (1987) 1984 (1988) (1988) (1988)	
County of	And the second of the second o
•	ne State afc estild, DO HEREBY CERTIFY that the above named as Trustee under
Land Trust Number, personally known	to me to be the same persons whose names are subscribed to the
foregoing as such	respectively, applied before me this day in person and
acknowledged that they signed and delivered the said instrument as the	heir own free and voluntary record as the free and voluntary act of said
said as custodian of the	vornorate seal of said Trustee, cans to the corporate seal of said Trustee
to be affixed to said instrument as said	then and there acknowledged that corporate seal of said Trustee, cays to the corporate seal of said Trustee own free and voluntary act and as the free and voluntary act of said
Trustee for the uses and purposes therein set forth.	the first of a section of the desired and the section of
Given under my hand and official seal, thisday of	
· ·	
	Notary Public
Preparer of Mortgage	(4,111)
TOTOLUE SOLIN	11 - 1174N BAJE
This Mortgage was prepared by TROVIE NOVICE	And the state of t
Recorder's Acknowledgment State of Illinois	
	SS
County of	
Recorded in the Office of the Recorder of Deeds in and for said Cour	ny on the,
and the second s	the state of the s
19,, in Mortgage Book Volume	page
19, in Mortgage Book Volume Witness my hand and the seal of said office the day and year a	
Witness my hand and the seal of said office the day and year a	



From REGINALD E. DUKES, JR.

To MELLON BANK, N. A.

Recorder mail to .

MELLON BANK N.A. P.O. BOX 149 PITTSBURGH, PA 15230-0149



GM0019222

0100 00139

LEGAL DESCRIPTION

LOT 36 IN BLOCK 2 IN MORSE, RYAN, DUFFY'S DO PITA 79TH & KEDZIE HIGHLANDS, BEING A SUBDIVISION OF THE NORTH 1/2 OF THE NOFTH VEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 13 TAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

042595 16:50

II. 2500II. Rev (9.94) L.C.(8/94) I.D. 8/94

Page 5 of 5

95304828

Oct County Clark's Office

gen an Earth (1975) and color of the color