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UNOFFICIAL COPY

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9022/0134 62 001 Page 1 of 5  
1998-07-30 14:29:54  
Cook County Recorder 55.00

**Know All Men by These Presents,**  
that  
**HERITAGE BANK**

F/K/A \_\_\_\_\_

a Corporation organized and existing under the laws of the State of Illinois, with office in the City of Blue Island, County of Cook and said State, as

(~~TRUSTEE, MORTGAGEE~~) for and in consideration of the sum of One Dollar (\$1.00), the receipt whereof is hereby confessed, and the satisfaction of the indebtedness secured by, and the cancellation of all the notes described in, a certain

(~~TRUSTEE'S, MORTGAGE, MORTGAGE, ASSIGNMENT OF RENTS~~) dated \_\_\_\_\_

THE ABOVE SPACE FOR RECORDER'S USE ONLY  
April 9, 1992

filed for record in the (RECORDER'S, ~~RECORDERS~~) office of \_\_\_\_\_

Cook County, Illinois, on July 24, 1992 as the Document No. \_\_\_\_\_

(RECORDER'S, ~~RECORDERS~~) office in Book \_\_\_\_\_

92542767 & 92542768 and recorded in said \_\_\_\_\_

remise, convey, release and quit claim unto

of Records at Page \_\_\_\_\_, does hereby

Heritage Trust Company, as Trustee under Trust Agreement dated April 1, 1992 and known as Trust #92-4482

all the right, title, interest, claim, or demand whatsoever which it, the said (~~TRUSTEE, MORTGAGEE~~) may have acquired in, through, or by, the said (~~TRUSTEE'S, MORTGAGE, MORTGAGE, ASSIGNMENT OF RENTS~~) to **HERITAGE BANK** the premises situated in the County of Cook and State of Illinois, therein described as follows, to wit:

SEE ATTACHED LEGAL DESCRIPTION  
SCHEDULE A

**BOX 333-CTI**

together with all and singular the appurtenances, improvements and privileges thereunto belonging or appertaining.

# UNOFFICIAL COPY

FOR THE PROTECTION OF THE OWNER, THIS RELEASE SHOULD BE FILED WITH THE RECORDER OF DEEDS, OR THE REGISTRAR OF TITLES IN WHOSE OFFICE THE MORTGAGE OR DEED OF TRUST WAS FILED.

IN WITNESS WHEREOF, the said HERITAGE BANK has caused its Corporate Seal to be hereto affixed and THESE PRESENTS to be executed in its behalf as (~~TROUSSE~~, MORTGAGEE) aforesaid, by its Exec. Vice President and attested to by its Assistant Secretary, at Blue Island, Illinois, this 6th day of July, 1998.

HERITAGE BANK,

as (~~TROUSSE~~, MORTGAGEE)

By: [Signature] Exec. Vice President  
Ramesh L. Ajwani

Attest: [Signature] Assistant Secretary  
Cheryl A. Rutgens

THIS DOCUMENT WAS PREPARED BY:

RETURN RECORDED DEED TO:

Cheryl Schwanbeck  
Heritage Bank  
12015 So. Western Avenue  
Blue Island, IL 60408

Mr. Nick Kametal  
9232 S. Kamenisky  
Oak Lawn, IL  
60453

STATE OF ILLINOIS ) PA: 9232 S. Kamenisky  
                          ) SS  
COUNTY OF COOK    )

I, the undersigned, a Notary Public in and for said county, in the State aforesaid do hereby certify that Ramesh L. Ajwani as Exec. Vice President, and Cheryl A. Rutgens as Assistant Secretary, of HERITAGE BANK, who are both personally known to me to be such officers and to be the same persons whose names are subscribed to the foregoing instrument as such Exec. Vice President and Assistant Secretary respectively, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act as such Exec. Vice President and Assistant Secretary respectively, and as the free and voluntary act and deed of said HERITAGE BANK, as (~~TROUSSE~~, MORTGAGEE) for the uses and purposes herein set forth.

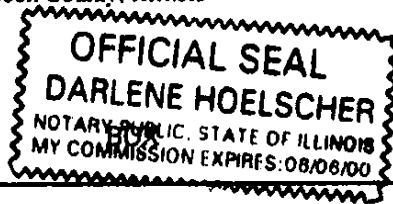
And the said Assistant Secretary, being first duly sworn, on oath, deposes and says that the SEAL affixed to the foregoing instrument is the true and genuine Corporate Seal of said HERITAGE BANK, and was by (~~her~~, her) thereto affixed by virtue of the power and authority conferred upon (~~her~~, her) by the By-Laws of said Bank.

Given under my hand and Notarial Seal this 6th day of July, 1998.

[Signature]  
Notary Public, Cook County, Illinois



Heritage Bank



RELEASE DEED

RECORDER'S CERTIFICATE

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LEGAL DESCRIPTION  
SCHEDULE A

PARCEL 1:

LOT 18 (EXCEPT THE EASTERLY 15 FEET THEREOF) IN BLOCK 2 IN W. F. KAISER AND COMPANY'S GRAND AVENUE SUBDIVISION BEING A SUBDIVISION OF THAT PART OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 25 AND THAT PART OF THE NORTH EAST 1/4 OF THE NORTH EAST 1/4 OF SECTION 36 LYING NORTHEASTERLY OF THE 100 FOOT RIGHT OF WAY OF THE CHICAGO MILWAUKEE AND ST PAUL RW COMPANY AND SOUTHWESTERLY OF THE CENTER OF GRAND AVENUE ALL IN TOWNSHIP 40-12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2:

A 33 FOOT PUBLIC ST LYING SOUTH OF THE SOUTHERLY LINE OF GRAND AVENUE NORTH OF THE NORTHERLY LINE OF THE CHICAGO MILWAUKEE AND ST PAUL RAILROAD AND WEST OF THE WEST LINE AND SAID WEST LINE EXTENDED SOUTH OF LOT 18 IN BLOCK 2 IN W. F. KAISER AND COMPANY GRAND AVENUE SUBDIVISION BEING A SUBDIVISION OF THAT PART OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 25 AND THAT PART OF THE NORTH EAST 1/4 OF THE NORTH EAST 1/4 OF SECTION 36 LYING NORTHEASTERLY OF THE 100 FOOT RIGHT OF WAY OF THE CHICAGO MILWAUKEE AND ST PAUL RAILROAD COMPANY AND SOUTHWESTERLY OF THE CENTER OF GRAND AVENUE ALL IN TOWNSHIP 40-12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 3:

LOT 1 AND THE EASTERLY 10 1/2 FEET OF LOT 2 IN BLOCK 14 IN ELLSWORTH BEING A SUBDIVISION OF BLOCKS 1 TO 10 INCLUSIVE, 13, 14 AND THE WEST 225 FEET OF BLOCK 12, THE NORTH 350 FEET OF BLOCK 11, THE EAST 1/2 OF BLOCK 18 AND THE NORTH 350 FEET OF THE WEST 1/2 OF BLOCK 18 IN CHICAGO HEIGHTS IN THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 4:

THAT PART OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTH EAST CORNER OF LOT 1 IN BLOCK 14 IN ELLSWORTH, A SUBDIVISION OF BLOCKS 1 TO 10, 13, 14 THE NORTH 225 FEET OF BLOCK 12 THE NORTH 350 FEET OF BLOCK 11 THE EAST 1/2 OF BLOCK 18 AND THE NORTH 350 FEET OF THE WEST 1/2 OF BLOCK 18 OF CHICAGO HEIGHTS, A SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SAID SECTION 25 THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 1 TO THE NORTHERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO MILWAUKEE AND ST PAUL RAILROAD: THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID RIGHT OF WAY TO THE EAST LINE OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SAID SECTION 25: THENCE NORTH ALONG SAID EAST LINE TO WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 25 TO THE SOUTHERLY LINE OF GRAND AVENUE: THENCE WESTERLY ALONG SAID SOUTHERLY LINE OF GRAND AVENUE TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS

PROPERTY ADDRESS: 7411 W. GRAND AVENUE, ELMWOOD PARK, IL 60635

PIN: 12-25-429-015, 12-25-429-016, 12-25-429-017,  
12-25-429-018 & 12-25-430-001

98668314

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92542767

RECORDATION REQUESTED BY:

Heritage Bank  
12015 South Western Avenue  
Blue Island, IL 60406

1992 JUN 24 PM 1:11

92542767

98668314 Page 4 of 5

WHEN RECORDED MAIL TO:

Heritage Bank  
12015 South Western Avenue  
Blue Island, IL 60406

SEND TAX NOTICES TO:

Heritage Trust Company  
17500 S. Oak Park Avenue  
Tinley Park, IL 60445

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Heritage Bank

MORTGAGE

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THIS MORTGAGE IS DATED APRIL 9, 1992, between Heritage Trust Company, an Illinois corporation, whose address is 17500 S. Oak Park Avenue, Tinley Park, IL (referred to below as "Grantor"); and Heritage Bank, whose address is 12015 South Western Avenue, Blue Island, IL 60406 (referred to below as "Lender").

GRANT OF MORTGAGE. For valuable consideration, Grantor not personally but as Trustee under the provisions of a deed or deeds in trust duly recorded and delivered to Grantor pursuant to a Trust Agreement dated April 1, 1992 and known as Number 92-4482, mortgages and conveys to Lender all of Grantor's right, title, and interest in and to the following described real property, together with all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights, watercourses and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and other matters, located in Cook County, State of Illinois (the "Real Property"):

PARCEL 1: Lot 18 (except the Easterly 15 feet thereof) in Block 2 in W.F. Kaiser and Company's Grand Avenue Subdivision, being a Subdivision of that part of the East 1/2 of the Southeast 1/4 of Section 25 and that part of the Northeast 1/4 of the Northeast 1/4 of Section 36 lying Northeasterly of the 100 foot Right of Way of the Chicago Milwaukee and St. Paul Railway Company and Southwesterly of the Center of Grand Avenue all in Township 40 North, Range 12 East of the Third Principal Meridian in Cook County, Illinois. PARCEL 2: A 33 foot public street lying South of the Southerly line of Grand Avenue North of the Northerly line of the Chicago Milwaukee and St. Paul Railroad and West of the West line and said West line extended South of Lot 18 in Block 2 in W.F. Kaiser and Company's Grand Avenue Subdivision, being a Subdivision of that part of the East 1/2 of the Southeast 1/4 of Section 25 and that part of the Northeast 1/4 of the Northeast 1/4 of Section 36 lying Northeasterly of the 100 foot Right of Way of the Chicago Milwaukee and St. Paul Railroad Company and Southwesterly of the Center of Grand Avenue all in Township 40 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois. PARCEL 3: Lot 1 and the Easterly 10 1/2 feet of Lot 2 in Block 14 in Ellsworth, being a Subdivision of Blocks 1 to 10 inclusive, 13,14 and the West 225 feet of Block 12, the North 350 feet of Block 11, the East 1/2 of Block 18 and the North 350 feet of the West 1/2 of Block 18 in Chicago Heights in the West 1/2 of the Southeast 1/4 of Section 25, Township 40 North, Range 12 East of the Third Principal Meridian in Cook County, Illinois. PARCEL 4: That part of the West 1/2 of the Southeast 1/4 of Section 25, Township 40 North, Range 12 East of the Third Principal Meridian bounded and described as follows: Commencing at the Northeast corner of Lot 1 in Block 14 in Ellsworth, a Subdivision of Blocks 1 to 10, 13,14 the North 225 feet of Block 12, the North 350 feet of Block 11, the East 1/2 of Block 18 and the North 350 feet of the West 1/2 of Block 18 of Chicago Heights, a Subdivision of part of the West 1/2 of the Southeast 1/4 of said Section 25; thence South along the East line of said Lot 1 to the Northerly line of the Right of Way of the Chicago, Milwaukee, and St. Paul Railroad; thence Easterly along the Northerly line of said Right of Way to the East line of the West 1/2 of the Southeast 1/4 of said Section 25; thence North along said East line to West 1/2 of the Southeast 1/4 of Section 25 to the Southerly line of Grand Avenue; thence Westerly along said Southerly line of Grand Avenue to the point of beginning in Cook County, Illinois.

The Real Property or its address is commonly known as 7411 West Grand Avenue, Elmwood Park, IL 60635. The Real Property tax identification number is 12-25-429-015; 016; 017; 018 & 12-25-430-001.

liabilities, plus interest thereon, of Borrower or any one or more of them, whether arising now or later, whether related or unrelated to the purpose of the Note, whether voluntary or otherwise, whether due or not due, absolute or contingent, liquidated or unliquidated and whether Borrower may be liable individually or jointly with others, whether obligated as guarantor or otherwise, and whether recovery upon such indebtedness may be or hereafter may become barred by any statute of limitations, and whether such indebtedness may be or hereafter may become otherwise unenforceable.

Lender. The word "Lender" means Heritage Bank, its successors and assigns. The Lender is the mortgagee under this Mortgage.

Mortgage. The word "Mortgage" means this Mortgage between Grantor and Lender, and includes without limitation all assignments and security interest provisions relating to the Personal Property and Rents.

Note. The word "Note" means the promissory note or credit agreement dated April 9, 1992, in the original principal amount of \$800,000.00 from Borrower to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or agreement. The interest rate on the Note is 9.750%. The maturity date of this Mortgage is May 1, 1997.

Personal Property. The words "Personal Property" mean all equipment, fixtures, and other articles of personal property now or hereafter owned by Grantor, and now or hereafter attached or affixed to the Real Property; together with all accessions, parts, and additions to, all replacements of, and all substitutions for, any of such property; and together with all proceeds (including without limitation all insurance proceeds and refunds of premiums) from any sale or other disposition of the Property.

Property. The word "Property" means collectively the Real Property and the Personal Property.

Real Property. The words "Real Property" mean the property, interests and rights described above in the "Grant of Mortgage" section.

Related Documents. The words "Related Documents" mean and include without limitation all promissory notes, credit agreements, loan agreements, guaranties, security agreements, mortgages, deeds of trust, and all other instruments, agreements and documents, whether now or hereafter existing, executed in connection with the indebtedness.

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Property of Cook County Clerk's Office

RECORDATION REQUESTED BY:

Heritage Bank  
12015 South Western Avenue  
Blue Island, IL 60406

WHEN RECORDED MAIL TO:

Heritage Bank  
12015 South Western Avenue  
Blue Island, IL 60406

SEND TAX NOTICES TO:

Heritage Trust Company  
17500 S. Oak Park Avenue  
Tinley Park, IL 60445

1992 JUN 24 PM 1:12

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318

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

ASSIGNMENT OF RENTS

THIS ASSIGNMENT OF RENTS IS DATED APRIL 9, 1992, between Heritage Trust Company, an Illinois corporation, whose address is 17500 S. Oak Park Avenue, Tinley Park, IL (referred to below as "Grantor"); and Heritage Bank, whose address is 12015 South Western Avenue, Blue Island, IL 60406 (referred to below as "Lender").

ASSIGNMENT. For valuable consideration, Grantor assigns and conveys to Lender all of Grantor's right, title, and interest in and to the rents from the following described Property located in Cook County, State of Illinois:

PARCEL 1: Lot 18 (except the Easterly 15 feet thereof) in Block 2 in W.F. Kaiser and Company's Grand Avenue Subdivision, being a Subdivision of that part of the East 1/2 of the Southeast 1/4 of Section 25 and that part of the Northeast 1/4 of the Northeast 1/4 of Section 36 lying Northeasterly of the 100 feet Right of Way of the Chicago Milwaukee and St. Paul Railway Company and Southwesterly of the Center of Grand Avenue all in Township 40 North, Range 12 East of the Third Principal Meridian in Cook County, Illinois.

PARCEL 2: A 33 foot public street lying South of the Southerly line of Grand Avenue North of the Northerly line of the Chicago Milwaukee and St. Paul Railroad and West of the West line and said West line extended South of Lot 18 in Block 2 in W.F. Kaiser and Company's Grand Avenue Subdivision, being a Subdivision of that part of the East 1/2 of the Southeast 1/4 of Section 25 and that part of the Northeast 1/4 of the Northeast 1/4 of Section 36 lying Northeasterly of the 100 foot Right of Way of the Chicago Milwaukee and St. Paul Railroad Company and Southwesterly of the Center of Grand Avenue all in Township 40 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

PARCEL 3: Lot 1 and the Easterly 10 1/2 feet of Lot 2 in Block 14 in Ellsworth, being a Subdivision of Blocks 1 to 10 inclusive, 13,14 and the West 225 feet of Block 12, the North 350 feet of Block 11, the East 1/2 of Block 18 and the North 350 feet of the West 1/2 of Block 18 in Chicago Heights, in the West 1/2 of the Southeast 1/4 of Section 25, Township 40 North, Range 12 East of the Third Principal Meridian in Cook County, Illinois.

PARCEL 4: That part of the West 1/2 of the Southeast 1/4 of Section 25, Township 40 North, Range 12 East of the Third Principal Meridian bounded and described as follows: Commencing at the Northeast corner of Lot 1 in Block 14 in Ellsworth, a Subdivision of Blocks 1 to 10, 13,14 the North 225 feet of Block 12, the North 350 feet of Block 11, the East 1/2 of Block 18 and the North 350 feet of the West 1/2 of Block 18 of Chicago Heights, a Subdivision of part of the West 1/2 of the Southeast 1/4 of said Section 25; thence South along the East line of said Lot 1 to the Northerly line of the Right of Way of the Chicago, Milwaukee, and St. Paul Railroad; thence Easterly along the Northerly line of said Right of Way to the East line of the West 1/2 of the Southeast 1/4 of said Section 25; thence North along said East line to West 1/2 of the Southeast 1/4 of Section 25 to the Southerly line of Grand Avenue; thence Westerly along said Southerly line of Grand Avenue to the point of beginning in Cook County, Illinois.

The Real Property or its address is commonly known as 7411 West Grand Avenue, Elmwood Park, IL 60635. The Real Property tax identification number is 12-25-429-015; 016; 017; 018 & 12-25-430-001.

Interest on such amounts as provided in this Assignment. In addition to the Note, the word "Indebtedness" includes all obligations, debts and liabilities, plus interest thereon, of Borrower or any one or more of them, whether arising now or later, whether related or unrelated to the purpose of the Note, whether voluntary or otherwise, whether due or not due, absolute or contingent, liquidated or unliquidated and whether Borrower may be liable individually or jointly with others, whether obligated as guarantor or otherwise, and whether recovery upon such indebtedness may be or hereafter may become barred by any statute of limitations, and whether such indebtedness may be or hereafter may become otherwise unenforceable.

Lender. The word "Lender" means Heritage Bank, its successors and assigns.

Note. The word "Note" means the promissory note or credit agreement dated April 9, 1992, in the original principal amount of \$800,000.00 from Borrower to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or agreement. The interest rate on the Note is 9.750%.

Property. The word "Property" means the real property, and all improvements thereon, described above in the "Assignment" section.

Real Property. The words "Real Property" mean the property, interests and rights described above in the "Property Definition" section.

Related Documents. The words "Related Documents" mean and include without limitation all promissory notes, credit agreements, loan agreements, guarantees, security agreements, mortgages, deeds of trust, and all other instruments, agreements and documents, whether now or hereafter existing, executed in connection with the Indebtedness.

Rents. The word "Rents" means all rents, revenues, income, issues, and profits from the Property, whether due now or later, including without limitation all Rents from all leases described on any exhibit attached to this Assignment.

THIS ASSIGNMENT IS GIVEN TO SECURE (1) PAYMENT OF THE INDEBTEDNESS AND (2) PERFORMANCE OF ANY AND ALL OBLIGATIONS OF GRANTOR AND BORROWER UNDER THE NOTE, THIS ASSIGNMENT, AND THE RELATED DOCUMENTS. THIS ASSIGNMENT IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS:

GRANTOR'S WAIVERS. Grantor waives all rights or defenses arising by reason of any "one action" or "anti-deficiency" law, or any other law which may prevent Lender from bringing any action against Grantor, including a claim for deficiency to the extent Lender is otherwise entitled to a claim for deficiency, before or after Lender's commencement or completion of any foreclosure action, either judicially or by exercise of a power of sale.

GRANTOR'S REPRESENTATIONS AND WARRANTIES. Grantor warrants that: (a) this Assignment is executed at Borrower's request and not at the request of Lender; (b) Grantor has the full power and right to enter into this Assignment and to hypothecate the Property; (c) Grantor has established adequate means of obtaining from Borrower on a continuing basis information about Borrower's financial condition; and (d) Lender has made no

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