

UNOFFICIAL COPY
REAL ESTATE MORTGAGE

Loan No.

JOSEPH L. LESZYNSKI and CATHLEEN LESZYNSKI
(his wife) As Joint Tenants with Right of
Survivorship

of the Town of Dolton, County of Cook, and State of Illinois, hereinafter
designated as the Mortgagors, hereby MORTGAGE and WARRANT to East Side Bank and Trust

Company, a corporation created and existing under the laws of the State of Illinois, its successors or assigns,
hereinafter designated as the Mortgagee, the following described real estate, situated in the County of COOK
and State of Illinois, to-wit:

Lot Sixty Four (64) in Block One (1) in Teninga and
Company's Fourth Ivanhoe Manor, being a Subdivision in
the South West Quarter (¼) of the North West Quarter (¼)
of Section 3, Township 36 North, Range 14, East of the
Third Principal Meridian...

PIN: 29-03-112-033

Commonly known as: 14147 S. Calumet, Dolton IL

with all the buildings and improvements now or hereafter erected thereon, and everything appurtenant thereto, including all
apparatus and fixtures of every kind for the purpose of supplying or distributing gas, oil, electricity, power, heat, light, water,
and air, all plumbing, and all other fixtures and apparatus now in or which may be placed hereafter in any building or improve-
ment now or hereafter upon said premises, and together with all of the rents, issues, and profits thereof, free from all right to
retain possession of said premises, or any part thereof, after any default in the payments provided herein or in the First Mortgage
Note hereinafter described or after a breach of any of the covenants or agreements herein contained, and free from all rights and
benefits under and by virtue of the Homestead Exemption Laws of the State of Illinois, which rights the Mortgagors hereby
expressly release and waive.

II. TO SECURE payment of a secured business note of even date,
with a final payment of the balance due on November 1, 1986, or any re-
newals, extensions or modifications thereof, the principal sum of \$20,000
with interest at the rate therein recited, payable at the office of the
Mortgagee at Chicago, Illinois in legal tender of the United States of
America and for the Collateralized Guaranty of said secured business note
and the obligations therein for the benefit of Mortgagors, CATHLEEN
LESZYNSKI and JOSEPH L. LESZYNSKI D/B/A The Flower Box.

III. The Mortgagors do hereby covenant, agree, and promise:

(1) to pay to the Mortgagee, as hereinafter provided, a sum sufficient to pay general taxes and installments of
special assessments which may be levied upon said premises by the State of Illinois and the county, city, town, or village
in which said premises are situated;

(2) to pay to the Mortgagee, as hereinafter provided, a sum sufficient to pay the premium or premiums which will
become due and payable to renew such insurance and insurances as may be required by the Mortgagee to keep all build-
ings, improvements, and fixtures now or hereafter located upon said premises insured until the indebtedness secured
hereby is fully paid, or in case of foreclosure until the expiration of the period of redemption, against loss or damage
by fire, flood, tornado, explosion, and other hazard, for such amount, in such insurance company or companies, and in
such form as may be satisfactory to the Mortgagee, making all sums recoverable upon such policies payable to the
Mortgagee, and in case of foreclosure or sale payable to the owner of the certificate of sale by a suitable clause to be
attached to said policies, and to deliver all such policies to the Mortgagee, the Mortgagee being hereby authorized to
adjust, collect, and compromise, in its discretion, all claims under such policy or policies;

(3) to pay to the Mortgagee, as hereinafter provided, a sum sufficient to pay the premium or premiums for such
insurance or insurances upon the life or lives of the Mortgagors as the Mortgagee may require, which policies by a
suitable clause to be attached thereto shall name the Mortgagee as beneficiary and shall be delivered to and retained
by the Mortgagee until said indebtedness is paid in full;

(4) to keep said premises and the buildings, improvements, and fixtures now or hereafter located upon said
premises in good condition and repair;

(5) not to allow or permit any lien of mechanics or materialmen to attach to said premises, or any part thereof;

(6) without the written permission of the Mortgagee first had and obtained

(a) not to allow or permit any addition to, or alteration, demolition, or removal of any of the improvements,
apparatus, fixtures, or equipment now or hereafter located upon said premises, and

(b) not to purchase upon conditional sale or upon any other agreement under which title is reserved in the
vendor, any apparatus, fixtures, or equipment to be placed in or upon any building or improvements now or here-
after located upon said premises;

(7) not to suffer or permit any unlawful use of or any nuisance to exist upon said premises or any building now
or hereafter located thereon;

(8) not to permit said premises, or any building or improvement thereon, to be used in the transfer, sale, or
distribution of intoxicating liquors unless the Mortgagors first obtain the written consent of the Mortgagee and deliver
to the Mortgagee a bond in such company, in such form, and in such amount as may be satisfactory to the Mortgagee
to protect and defend the Mortgagee from and against any loss, claim, damages, expenses, or lien of any kind and nature
that may be asserted or attempted to be asserted upon or against said Mortgagee or its interest in said premises by
reason of any violation of "An Act relating to alcoholic liquors," commonly known as the "Illinois Liquor Control Act,"
approved January 31, 1934, as amended; and

(9) not to diminish or impair the value of said premises or the security intended to be effected by virtue of this
Mortgage by any act or omission to act.

IV. The Mortgagors do hereby agree and promise to pay to the Mortgagee, together with and in addition to the monthly
payments provided in the First Mortgage Note secured hereby, at the office of the Mortgagee, or at such other place as it may
from time to time in writing appoint, in legal tender of the United States of America, on the _____ day of each and every
month, beginning the _____ day of _____, A. D. 19____, and continuing until said First Mortgage Note
is fully paid:

Rita [unclear]
10635 [unclear]
Chicago, Ill. 60617

3482636

JH

UNOFFICIAL COPY

BOX NO. _____

al Estate Mortgage

to

1318110
11/18/10
RELEAS

MT6

3482836

3482836

Property of Cook County Clerk's Office

EAST SIDE
D 11
635 E
CHICAGO

CHICAGO TITLE INS.
945890

0 3 4 0 2 0 0 0

Notary Public

My Comm. No.

116

personally known to me to be the same person whose name is also 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 1st day of NOVEMBER, A. D. 19 85

DO HEREBY CERTIFY that Joseph L. Leszczynski and Cathleen Leszczynski, his wife, a notary public in and for said County, in the State aforesaid,

STATE OF ILLINOIS }
COUNTY OF COOK }
SS.

Property of Cook County Clerk's Office

(1) one-twelfth (1/12th) of a sum, as estimated by the Mortgagee, to be sufficient to pay the general taxes and installments of special assessments next due, which additional monthly payment for the current year, based upon an estimate by the Mortgagee of such general taxes and installments of special assessments, is

Dollars (\$ _____),

and hereafter, within a reasonable time after the expiration of each calendar year, the amount of such additional monthly payment shall be estimated by the Mortgagee and the Mortgagors agree and promise to be bound thereby;

(2) one-twelfth (1/12th) of the annual premium or premiums that will become due and payable to renew the insurance or insurances on said premises and the buildings and improvements thereon, as hereinbefore provided, which additional monthly payment, based upon an estimate by the Mortgagee, is

Dollars (\$ _____),

and hereafter, within a reasonable time after renewal of any such insurance or insurances, the amount of such additional monthly payment shall be estimated by the Mortgagee and the Mortgagors agree and promise to be bound thereby;