

THIS INSTRUMENT WAS PREPARED BY:  
HOWARD A. MC KE...  
111 W. Monroe Street  
Chicago, Illinois 60603

UNOFFICIAL COPY

3483905

MORTGAGE

THE UNDERSIGNED, MAURICE L. TEITEL and MYRTA L. TEITEL, his wife,  
of Niles, County of Cook, State of Illinois, hereinafter  
referred to as the Mortgagor, does hereby mortgage and warrant to THE FIRST NATIONAL BANK OF NILES, a  
national banking association having its principal office in the Village of Niles, County of Cook, State of Illinois,  
hereinafter referred to as the Mortgagee, the following real estate in the County of Cook, in the State  
of Illinois, to wit:

Lots 14 and 15 in Block 7 in Pater's Milwaukee Avenue Heights, a  
subdivision of the Southeast quarter of the Southeast quarter of  
Section 14, Township 41 North, Range 12, lying West of Milwaukee  
Avenue, also the North half of the Southwest quarter of the South-  
east quarter of Section 14, Township 41 North, Range 12, East of  
the Third Principal Meridian, (excepting therefrom) A tract described  
as follows: Commencing at a point on the center line of Milwaukee  
Avenue, 203 feet Southeasterly of the intersection of the center  
line of Milwaukee Avenue and the North line of said Southeast  
quarter; thence Southwesterly at right angles to the center line  
of Milwaukee Avenue, 150 feet; thence Southeasterly parallel to  
the center line of Milwaukee Avenue 275 feet; thence Northeasterly  
150 feet to the center line of Milwaukee Avenue; thence Northwesterly  
along the center line of Milwaukee Avenue 275 feet to the place of  
beginning, in Cook County, Illinois.

PERMANENT INDEX NO.: 09 14 409 025 and 09 14 409 026  
PROPERTY ADDRESS: 8874 Milwaukee Avenue, Niles, Illinois, 60648

Together with all buildings, improvements, fixtures or appurtenances now or hereafter erected thereon or placed thereon, including all apparatus, equipment, fixtures or articles, whether in single  
unit or centrally controlled, used to supply heat, gas, air conditioning, water, light, power, refrigeration, ventilation or other services, and any other thing now or hereafter therein or thereon, the fur-  
nishing of which by leasers is customary or appropriate, including, trees, window shades, storm doors and windows, floor coverings, screen doors, in-a-bed beds, awnings, stoves, water  
heaters, refrigerators, washing machines, clothes dryers, and all other such apparatus and premises, all of which are intended to be and are hereby declared to be a part of said real estate whether physically attached  
thereto or not, and also together with all easements and profits of and premises which are hereby pledged, assigned, transferred and set over unto the Mortgagee, whether now due  
or hereafter to become due as provided herein. The Mortgagee is hereby subrogated to the rights of all mortgagees, lienholders and owners paid off by the proceeds of the loan hereby secured.

TO HAVE AND TO HOLD the said property, with said buildings, improvements, fixtures, appurtenances, apparatus and equipment, unto said Mortgagee forever for the uses herein set forth,  
free from all rights and benefits under the Homestead Exemption Laws of the State of Illinois, which said rights and benefits said Mortgagor does hereby release and waive.

TO SECURE (1) The payment of a Note executed by the Mortgagor to the order of the Mortgagee bearing even date herewith in the principal sum of

ONE HUNDRED SEVENTY THOUSAND AND 00/100 Dollars \$ 170,000.00, which Note, together with interest

thereon as therein provided, is payable in monthly installments of Two Thousand Four Hundred Thirty-Nine and 01/100-

Dollars \$ 2,439.01

commencing the 1st day of February, 19 86, which payments are to be applied first to interest

and the balance to principal until said indebtedness is paid in full. (2) The performance of other agreements in said Note, which are hereby incorporated herein and made a part hereof, and which pro-  
vide, among other things, for an additional monthly payment of one-twelfth (1/12) of the estimated annual taxes unless the Mortgagee has pledged an interest bearing savings account to satisfy est-  
imated taxes, assessments, insurance premiums and other charges upon the mortgaged premises, and (3) The performance of all of the covenants and  
obligations of the Mortgagor to the Mortgagee, as contained herein and in said Note.

THE MORTGAGOR HEREBY WAIVES ANY AND ALL RIGHTS OF REDEMPTION FROM SALE UNDER  
ANY ORDER OR DECREE OF FORECLOSURE OF THIS MORTGAGE, ON ITS OWN BEHALF AND  
ON BEHALF OF EACH AND EVERY PERSON, EXCEPT DECREE OF JUDGMENT CREDITORS OF  
THE MORTGAGOR, ACQUIRING ANY INTEREST IN OR TITLE TO THE PREMISES SUBSEQUENT  
TO THE DATE OF THIS MORTGAGE.

THE MORTGAGOR COVENANTS.

A. (1) To pay said indebtedness and the interest thereon as herein and in said Note provided, or according to any agreement extending the time of payment thereof, (2) To pay when due and  
before any penalty attaches thereto all taxes, special taxes, special assessments, water charges, and sewer service charges against said property including those heretofore due, and to furnish Mortgagee,  
upon request, duplicate receipts therefor, and all such items extended against said property shall be conclusively deemed valid for the purpose of this requirement, (3) To keep the improvements now or  
hereafter upon said premises insured against damage by fire, and such other hazards as the Mortgagee may require to be insured against, and to provide public liability insurance and such other insurance  
as the Mortgagee may require, until said indebtedness is fully paid, or in case of foreclosure, until expiration of the period of redemption, for the full insurable value, hereof, in such companies and in  
such form as shall be satisfactory to the Mortgagee, such insurance policies shall remain with the Mortgagee during said period or periods, and contain the usual clause making them payable to the  
Mortgagee, and in case of foreclosure sale payable to the owner of the certificate of sale, owner of any deficiency, any receiver or redemptioner, or any grantee in a Master's or Commissioner's deed, and  
in case of loss under such policies, the Mortgagee is authorized to adjust, collect and compromise in its discretion, all claims thereunder and to execute and deliver on behalf of the Mortgagor all neces-  
sary proofs of loss, receipts, vouchers, releases and acquittances required to be signed by the insurance companies, and the Mortgagor agrees to sign, upon demand, all receipts, vouchers and releases  
required of it to be signed by the Mortgagee for such purpose, and the Mortgagee is authorized to apply the proceeds of any insurance claim to the restoration of the property or upon the indebtedness  
hereby secured in its discretion, but monthly payments shall continue until said indebtedness is paid in full. (4) Immediately after destruction or damage, to commence and promptly complete the  
rebuilding or restoration of buildings and improvements now or hereafter on said premises, unless Mortgagee elects to apply on the indebtedness secured hereby the proceeds of any insurance covering  
such destruction or damage. (5) To keep said premises in good condition and repair, without waste, and free from any mechanic's or other lien or claim of lien not expressly waived in writing, and  
to keep the same free from any lien or claim of lien not expressly waived in writing, and to execute and deliver on behalf of the Mortgagor all necessary documents  
governing said premises if the Mortgagee is on a condominium or a planned unit development. (6) Not to make, suffer or permit any unlawful use of or any nuisance to exist on said property not to  
diminish nor impair its value by any act or omission to act. (7) To comply with all requirements of law with respect to mortgaged premises and the use thereof. (8) Not to make, suffer or permit, with-  
out the written permission of the Mortgagee being first had and obtained, (a) any use of the property for any purpose other than that for which it is now used, (b) any alterations, additions, demolition,  
removal or sale of any improvements, apparatus, appurtenances, fixtures or equipment now or hereafter upon said property, (c) any purchase on conditional sale, lease or agreement under which title is  
reserved in the vendor or any apparatus, fixtures or equipment to be placed on or upon any buildings or improvements on said property. (9) Any sale, assignment or transfer of any right title or interest in  
and to said property or any portion thereof. (10) To complete within a reasonable time any buildings or improvements now or at any time in process of erection upon the said premises. (11) To appear,  
and defend any proceeding which in the opinion of the Mortgagee affects its security hereunder, and to pay all costs, expenses and attorney's fees incurred or paid by the Mortgagee in any proceeding in  
which it may be made a party defendant by reason of this Mortgage.

B. That in case of failure to perform any of the covenants herein, Mortgagee may do on Mortgagor's behalf everything so covenanted, that said Mortgagee may also do any act it may deem neces-  
sary to protect the lien hereof, that Mortgagee will repay upon demand any moneys paid or disbursed by Mortgagee for any of the above purposes and such moneys together with interest thereon at a rate  
of 10% per annum shall become so much additional indebtedness secured by this Mortgagee with the same priority as the original indebtedness and may be included in any decree foreclosing this  
Mortgage and be paid out of the rents or proceeds of sale of said premises if not otherwise paid. That it shall not be obligatory upon the Mortgagee to inquire into the validity of any such reimbursement or  
claim in advancing moneys as above authorized, but nothing here contained shall be construed as requiring the Mortgagee to advance any moneys for any purpose not to do any of hereunder, and the  
Mortgagee shall not incur any personal liability because of anything it may do or omit to do hereunder.

C. That it is the intent hereof to secure payment of said Note whether the entire amount shall have been advanced to the Mortgagor at the date hereof or a later date, or has or may be advanced,  
shall have been repaid in part, or not repaid at all.

D. That in the event the ownership of said property or any part thereof becomes vested in a person other than the Mortgagor, and the Mortgagee is not a mortgagee in the Mortgagee, then with such  
successors in interest with reference to this Mortgage and the debt hereby secured in the same manner as with the Mortgagor, and that the Mortgagee shall not be bound by any deed, conveyance or  
herein, without discharging or in any way affecting the liability of the Mortgagor hereunder or upon the debt hereby secured.

note identified 88

3483905

# UNOFFICIAL COPY

E. That time is of the essence hereof, and if default be made in performance of any covenant herein contained or in making any payment under said Note or obligation or any extension or renewal thereof, or if proceedings be instituted to enforce any other lien or charge upon any of said property, or upon the filing of a proceeding in bankruptcy by or against the Mortgagor, or if the Mortgagor shall make an assignment for the benefit of his creditors or if his property be placed under control or in custody of any court, or if the Mortgagor abandon any of said property, or in the event of the transfer of, by agreement to transfer, any right, title or interest in said property or any portion thereof, or if the Mortgagor fails to complete within a reasonable time, any building or buildings now or at any time in process of erection upon said premises, then and in any of said events, the Mortgagor is hereby authorized and empowered, at its option, and without affecting the lien hereby created or the priority of said lien or any right of the Mortgagee hereunder to declare, without notice all sums secured hereby immediately due and payable, whether or not such default be remedied by the Mortgagor, and apply toward the payment of said Mortgage indebtedness any indebtedness of the Mortgagor to the Mortgagee and the Mortgagee may also immediately proceed to foreclose this Mortgage, and in any foreclosure sale may be made of the premises en masse without offering the several parts separately. That in the event that the ownership of said property, or any part thereof, becomes vested in a person other than the Mortgagor and any part of the sums secured hereby remain unpaid, and in the further event that the Mortgagee does not elect to declare such sums immediately due and payable, the Mortgagor shall pay a reasonable fee to the Mortgagee to cover the cost of amending the records of the Mortgagee to show such change of ownership.

F. That upon the commencement of any foreclosure proceeding hereunder, the court in which such bill is filed may, at any time, either before or after sale, and without notice to the Mortgagor, or any party claiming under him, and without regard to the then value of said premises, or whether the same shall then be occupied by the owner of the equity of redemption as a homestead, appoint a receiver with power to manage and rent and to collect the rents, issues and profits of said premises during the pendency of such foreclosure suit and the statutory period of redemption, and such rents, issues and profits, when collected, may be applied before as well as after the Master's sale, towards the payment of the indebtedness, costs, taxes, insurance or other items necessary for the protection and preservation of the property, including the expenses of such receivership, or on any deficiency decree, whether there be a decree herefor in personam or not, and if a receiver shall be appointed he shall remain in possession until the expiration of the full period allowed by statute for redemption, whether there be redemption or not, and until the issuance of deed in case of sale, but if no deed be issued, until the expiration of the statutory period during which it may be issued, and no lease of said premises shall be nullified by the appointment or entry in possession of a receiver but he may elect to terminate any lease (other than the lien hereof), and upon foreclosure of said premises, there shall be allowed and included as an additional indebtedness in the decree of sale all expenditures and expenses together with interest thereon at the rate of 8% per annum, which may be paid or incurred by or on behalf of Mortgagee for attorneys' fees, Mortgagee's fees, appraiser's fees, outlays for exhibits attached to pleadings, documentary and expert evidence, stenographer's fees, Master's fees and commissions, court costs, publication costs and costs which may be estimated as to and include items to be expended after the entry of the decree of procuring all such abstracts of title, title searches, examinations and reports, guaranty policies, Torrens certificates and similar data and assurances with respect to title as Mortgagee may reasonably deem necessary either to prosecute such suit or to evidence to holders at any sale held pursuant to such decree the true title in or value of said premises, all of which aforesaid amounts together with interest as herein provided shall be immediately due and payable by the Mortgagor in connection with (a) any proceeding, including probate or bankruptcy proceedings to which either party hereto shall be a party by reason of this Mortgage or the Note hereby secured, or (b) preparations for the commencement of any suit for the foreclosure hereof after the accrual of the right to foreclose, whether or not actually commenced; or (c) preparations for the actual commencement of any litigation in any threatened or contemplated suit or proceeding which might affect the premises or the security hereof, whether or not actually commenced. In the event of a foreclosure sale of said premises there shall be paid out of the proceeds thereof all of the aforesaid items, then the entire indebtedness is then due and payable by the terms hereof or suit and the interest due thereon up to the time of such sale, and the overplus, if any, shall be paid to the Mortgagor, and the purchaser shall not be obliged to see to the application of the purchase money.

G. In case the mortgaged property, or any part thereof, shall be taken by condemnation, the Mortgagee is hereby empowered to collect and receive all compensation which may be paid for any property taken or for damages to any property in any proceeding, or to the immediate reduction of the indebtedness secured hereby, or to the repair and restoration of any property so damaged, provided that the proceeds over the amount of the indebtedness shall be delivered to the Mortgagor or his assignee.

H. All easements, rents, issues and profits of said premises are pledged, assigned and transferred to the Mortgagee, whether now due or hereafter to become due, under or by virtue of any lease or agreement for the use or occupancy of said property, or any part thereof, whether said lease or agreement is written or verbal, and it is the intent hereof (a) to pledge said rents, issues and profits on party with said real estate and not secondarily and such pledge shall not be deemed merged in any foreclosure decree, and (b) to establish an absolute transfer and assignment to the Mortgagee of all such leases and agreements and all the avails thereunder, together with the right in case of default, either before or after foreclosure sale, to enter upon and take possession of, manage, maintain and operate said premises, or any part thereof, make leases for terms deemed advantageous to it, terminate or modify existing or future leases, collect said avails, rents, issues and profits, regardless of when earned, and use such monies whether legal or equitable as it may deem proper to enforce collection thereof, employ realty agents or other employees, alter or repair said premises, buy furnishings and equipment thereon when it deems necessary, purchase adequate fire and extended coverage and other forms of insurance as may be deemed advisable, and in general exercise all powers ordinarily incident to absolute ownership, advance or borrow money necessary for any purpose herein stated to secure which a lien is hereby created on the mortgaged premises and on the income therefrom which lien is prior to the lien of any other indebtedness duly secured, and out of the income retain reasonable compensation for itself, pay insurance premiums, taxes and assessments, and all expenses of every kind, including attorney's fees, incurred in the exercise of the powers herein given, and from time to time apply any balance of income not, in its sole discretion, needed for the aforesaid purposes, first on the interest and then on the principal of the indebtedness hereby secured, before or after any decree of foreclosure, and on any deficiency in the proceeds of sale, if any, whether there be a decree in personam therefor or not. Whenever all of the indebtedness secured hereby is paid and the Mortgagor, in its sole discretion, feels that there is no substantial uncorrected default in performance of the Mortgagor's agreements herein, the Mortgagee, on satisfactory evidence thereof, shall relinquish possession and pay to Mortgagor any surplus income in its hands. The possession of Mortgagee may continue until all indebtedness secured hereby is paid in full or until the delivery of a deed pursuant to a decree foreclosing the lien hereof, but if no deed be issued here, until the expiration of the statutory period during which it may be issued, Mortgagee shall, however, have the discretionary power at any time to refuse to take or to abandon possession of said premises without affecting the lien hereof. Mortgagee shall have all powers, if any, which it might have had without this paragraph. No suit shall be maintainable against Mortgagee based upon acts or omission relating to the subject matter of this paragraph unless commenced within sixty days after Mortgagee's possession ceases.

I. That each right, power and remedy herein conferred upon the Mortgagee is cumulative of each other right or remedy of the Mortgagee, whether herein or by law conferred, and may be enforced concurrently therewith, that no waiver by the Mortgagee of performance of any covenant herein or in said obligation contained shall thereafter in any manner affect the right of Mortgagee to receive or enforce performance of the same or any other of said covenants, that wherever the context hereof requires, the masculine gender, as used herein, shall include the feminine and the neuter and the singular number, as used herein, shall include the plural; that all rights and obligations under this Mortgage shall extend to and be binding upon the respective heirs, executors, administrators, successors and assigns of the Mortgagor, and the successors and assigns of the Mortgagee; and that the powers herein mentioned may be exercised at often as occasion therefor arises.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 12th day of December, A.D. 1985.

Maurice L. Teitel (SEAL) Myrta L. Teitel (SEAL)  
Maurice L. Teitel Myrta L. Teitel  
(SEAL) (SEAL)

STATE OF ILLINOIS }  
COUNTY OF Cook } SS. I, the undersigned  
a Notary Public in and for said County, in the State aforesaid, do hereby certify that  
MAURICE L. TEITEL and MYRTA L. TEITEL, his wife,

personally known to me to be the same person or persons whose name or names is or are 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 all rights under any homestead, exemption and valuation laws.

GIVEN under my hand and Notarial Seal this 12th day of December, A.D. 1985.  
Kathleen A. Melles  
Notary Public

3483905  
REGISTRAR OF TITLES  
DEC 16 10 00 AM '85  
3483905  
MAILED TO  
First National Bank of Illinois