

THIS INDENTURE WITNESSETH: That the undersigned, a corporation organized and existing under the laws of the State of Illinois, and duly authorized to transact business in the State of Illinois, not personally, but as Trustee under the provisions of a Deed or Deeds in Trust duly recorded and delivered to the undersigned in pursuance of a Trust Agreement dated APRIL 18, 1985, and known as Trust Number 1086922, hereinafter referred to as the Mortgagor, does by these presents grant, remise, release, alien and convey unto

ARLINGTON HEIGHTS FEDERAL SAVINGS AND LOAN ASSOCIATION

a corporation organized and existing under the laws of the United States of America (hereinafter referred to as the Mortgagee or the Association), its successors and assigns the following real estate situated in the County of COOK, in the State of ILLINOIS to wit:

LOT 19 IN BLOCK 3 IN BUSSE'S EASTERN ADDITION TO MOUNT PROSPECT IN THE EAST 1/2 OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT TAX NUMBER 08-12-204-004

7 S. Edwards St Mt Prospect, IL

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 units 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 thereon or thereon the furnishing of which by lessors to lessees is customary or appropriate, including screens, window shades, storm doors and windows, attached floor coverings, screen doors, venetian blinds, in-a-door beds, awnings, stoves, water heaters and washing and drying machines (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 the rents, issues and profits of said premises, whether now due or hereafter to become due, all of which are hereby pledged, assigned, transferred and set over unto the Mortgagee.

TO HAVE AND TO HOLD all of said property, with all the rights and privileges thereunto belonging, 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 concurrently herewith by the Mortgagor and delivered to the Mortgagee, bearing even date herewith, in the principal sum of SEVENTY TWO THOUSAND AND 00/100

Dollars (\$ 72,000.00 ), which Note, together with interest thereon as

therein provided (including provisions for adjustment in the interest rate), the Mortgagor promises to pay out of that portion of the trust estate subject to said Trust Agreement hereinbefore specifically described, in monthly installments of

SEVEN HUNDRED SIXTY TWO AND 74/100

Dollars (\$ 762.74 ), commencing the FIRST day of FEBRUARY, 19 87, which payments are to be applied, first to interest, and the balance to principal, until said indebtedness is paid in full.

(2) any advances made by the Mortgagee to the Mortgagor, or its successors in title, for any purpose, at any time before the release and cancellation of this Mortgage, which said advances may be in the amount of \$ 00.00

(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 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 penalty attaches thereto all taxes, special taxes, special assessments, water, charges and sewer service charges against said property (including those theretofore due), and to furnish Mortgagee, upon request, with 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, for the full insurable value thereof, against damage by fire, and such other hazards as the Mortgagee may require to be insured against until said indebtedness is fully paid, in such companies, through such agents or brokers, and in such forms as shall be satisfactory to the Mortgagee; such insurance policies shall remain with the Mortgagee during said period, and contain the usual clause satisfactory to the Mortgagee making them payable to the Mortgagee; 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 necessary 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 complete the rebuilding or restoration of buildings and improvements now or hereafter on said premises, unless the 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 lien or other lien or claim of lien not expressly subordinate to the lien hereof; (6) Not to make, suffer or permit any unlawful use of or any nuisance to exist on said property nor to diminish nor impair its value by any act or omission to act; (7) To comply with all requirements of law with respect to the mortgaged premises and the use thereof; (8) Not to make, suffer or permit, without the written permission of the Mortgagee being first had or obtained (a) any use of the property for any purpose other than that for which it is now used, (b) any alterations of the improvements, apparatus, appurtenances, fixtures or equipment now or hereafter on said property, (c) any purchase on conditional sale, lease or agreement under which a title is reserved in vendor, of any apparatus, fixtures or equipment to be placed in or upon any buildings or improvements on said property.

B. (1) In order to provide for the payment of taxes, assessments, insurance premiums and other similar current charges upon the property securing this indebtedness, the undersigned promises to pay to the Association, monthly, in addition to the above payments, a sum estimated by the Association to be equivalent to one-twelfth (1/12th) of the amount payable annually for such taxes and other items, and to make as well if necessary a lump sum payment sufficient to create on January first of each year a fund for the Association to pay when due all taxes on such real estate security for the prior year. All payments provided for in this paragraph may, at the option of the Association: (a) be held in trust by it for the payment of the items in this paragraph described; without obligation to pay to the undersigned any interest thereon or earnings therefrom (in such case the Association may commingle such payments with its own funds); (b) be carried in a savings deposit and withdrawn by the Association for the payment of such items; or (c) in the event the Association advances upon this obligation its own funds to pay said items as the same accrue and become payable, be credited to the unpaid balance of said indebtedness as received. If the amount established by the Association to be sufficient to pay said items is not sufficient for such purpose, the undersigned promises to pay the difference upon demand. If such sums are held in trust or carried in a savings deposit, the same are hereby pledged to further secure the indebtedness secured hereby. Said Association is authorized and is given the option to pay said items as charged or billed without further inquiry. All estimates contemplated by this paragraph B shall be made by the Association and shall be conclusive on the undersigned. (2) In the event of failure of the undersigned to make any payment of whatever nature, periodic or otherwise, required by the terms hereof or by the provisions of said Note secured hereby, the Association may, at its option, discharge such obligation of the undersigned by itself advancing such payment and, in that event, all such advances shall be added to the unpaid balance under said Note as of the first day of the month during which such advance is made, and the advance and interest thereon shall be secured hereby.

C. This Mortgage contract provides for additional advances which may be made at the option of the Mortgagee and secured by this Mortgage, and it is agreed that in the event of such advances the amount thereof may be added to the Mortgage debt and shall increase the unpaid balance of the Note hereby secured by the amount of such advance and shall be a part of said Note indebtedness under all of the terms of said Note and this contract as fully as if a new such Note and contract were executed and delivered. An additional Advance Agreement may be given and accepted for such advance and provision may be made for different monthly payments and a different interest rate and other express modifications of the contract, but in all other respects this contract shall remain in full force and effect as to such indebtedness, including all advances.

D. 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 necessary to protect the lien hereof; that Mortgagor 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 the rate then applicable under the terms of the Note hereby secured shall become so much additional indebtedness secured by this Mortgage 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 lien, encumbrance or claim in advancing moneys as above authorized, but nothing herein contained shall be construed as requiring the Mortgagee to advance any moneys for any purpose nor to do any act hereunder; and the Mortgagee shall not incur any personal liability because of anything it may do or omit to do hereunder.

E. That it is the intent hereof to secure payment of said Note and obligation whether the entire amount shall have been advanced to the Mortgagor at the date hereof, or at a later date, and to secure any other amount or amounts that may be added to the Mortgage indebtedness under the terms of this Mortgage contract.

TTI - A 22884

NOTE INDENTURED F.C.S.

**UNOFFICIAL COPY**

25 East Campbell Street, Arlington Heights, Illinois 60005  
ARLINGTON HEIGHTS FEDERAL SAVINGS AND LOAN ASSOCIATION

and is to be mailed to:  
Carol J. Blackwood Ass't. V.P. Lending Oper

This instrument was prepared by:  
Notary Public

GIVEN under my hand and Notarial Seal, this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 1986

of said corporation, as Trustee as aforesaid for the uses and purposes herein set forth.

the said instrument as President and Secretary of said corporation and caused the

scribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they signed and delivered

Secretary of said corporation, and personally known to me to be the same persons whose names are sub-

a corporation, and personally known to me to be the

President of Chicago Title and Trust Company

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT

STATE OF ILLINOIS  
COUNTY OF COOK

TICOR TITLE INSURANCE  
500 WASHINGTON STREET  
CHICAGO, ILLINOIS

By \_\_\_\_\_ Secretary  
Chicago Title and Trust Company

As Trustee as aforesaid and not personally

passed by the Board of Directors of said corporation.

day of \_\_\_\_\_ A.D. 1986

President, and its corporate seal to be affixed and attested by its

IN WITNESS WHEREOF, the Mortgagee, not personally but as Trustee as aforesaid, has caused these presents to be signed

no way affect the personal liability of any co-signer, surety, endorser or guarantor of said Note.

against and out of the property conveyed by enforcement of the provisions hereof, and the Note secured hereby shall be solely

all such liability, if any, being expressly waived, and that any recovery on this Mortgage and the Note secured hereby shall be solely

said trust agreement because or in respect of this Mortgage and the Note which secures it or the making, issue or transfer thereof,

right of security hereunder, that nothing contained herein or in the Note secured hereby shall be construed as creating any

this instrument. It is expressly understood and agreed by the Mortgagee hereon, and by every person now or hereafter claiming any

conferred upon and vested in it as such Trustee and Mortgagee hereby warrant that it possesses full power and authority to execute

its representative capacity and of the trust estate, acquiring any interest or title in the mortgaged premises subsequent to the date hereof,

ested herein, and on behalf of each and every person except decree or judgment creditors of the corporate trustee, mortgagee hereunder in

or more parties, said corporate trustee, mortgagee hereunder, does hereby waive any and all rights of redemption from sale under

having a power of direction over the trustee, and if the property here conveyed under this mortgage consists of a dwelling for use

If the above named corporate trustee, mortgagee hereunder, is duly authorized to do so by the trust instrument or by any person

class as often as occasion therefor arises.

and assigns of the Mortgagee, and the successors and assigns of the Mortgagee, and that the powers herein mentioned may be exer-

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal, this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 1986

Notary Public

\_\_\_\_\_ day of \_\_\_\_\_ A.D. 1986

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