

3621059

UNOFFICIAL COPY

(Individual Guarantor) 0 2 1 5
Loan No. 701-39644-05

THE UNDERSIGNED
MAREK TROCZYNSKI and KRYSZYNA TROCZYNSKI, HUSBAND AND WIFE

of CITY OF CHICAGO, County of COOK, State of ILLINOIS

hereinafter referred to as the Mortgagor, does hereby mortgage and warrant to

CRAGIN 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, the following real estate in the County of COOK

in the State of ILLINOIS, to wit:

LOT THREE (3) IN THE RESUBDIVISION OF LOTS 1, 2, 3, 4, 5 AND 6
IN BLOCK TWO (2) OF GRANDVIEW, BEING A RESUBDIVISION OF BLOCKS
1, 2 AND 3 OF K. K. JONES' SUBDIVISION IN THE SOUTHWEST QUARTER
(1/4) OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE
THIRD PRINCIPAL MERIDIAN, COMMONLY KNOWN AS 3352 N. RIDGEWAY,
CHICAGO, ILLINOIS. FMO
PERMANENT INDEX # 13-23-321-022A

3352 N. RIDGEWAY, CHGO, IL

NOTE IDENTIFIED

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Together with all buildings, improvements, fixtures or appurtenances now or hereafter erected thereon or placed therein, 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 therein or thereon the furnishing of which by lessors to lessees is customary or appropriate, including screens, window shades, storm doors and windows, floor coverings, screen doors, in-a-door beds, awnings, stoves and water heaters (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 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 mortgages, 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, and 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 and valuation laws of any state, which said rights and benefits said Mortgagor does hereby release and waive.

TO SECURE

(1) (a) the payment of a Note, executed by the Mortgagor to the order of the Mortgagee bearing even date herewith in the principal sum of SEVENTY-SIX THOUSAND AND NO /100 Dollars

is 76000.00, which Note, together with interest thereon as therein provided, is payable in monthly installments of FIVE HUNDRED SEVENTY AND 97/100 Dollars

is 570.97, commencing the 1ST day of JULY 1987, which payments are to be applied, first, to interest, and the balance to principal, until said indebtedness is paid in full.

(b) for fifty nine months next thereafter succeeding and a final payment of the unpaid balance of the principal sum and accrued interest due thereon on or before the last day of JUNE 1992.

(2) any advances made by the Mortgagee to the Mortgagor, or its successor in title, for any purpose, at any time before the release and cancellation of this Mortgage, but at no time shall this Mortgage secure advances on account of said original Note together with such additional advances, in a sum in excess of NINETY-ONE THOUSAND TWO HUNDRED AND NO /100 Dollars is 91200.00, provided that, nothing herein contained shall be considered as limiting the amounts that shall be secured hereby when advanced to protect the security or in accordance with covenants contained in the Mortgage.

(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 any penalty attaches thereto all taxes, special taxes, special assessments, water charges, sewer service charges, and condominium assessments 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

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DUPLICATE

3621059

1997 MAY 29 PM 12: 20
HARVEY (GUS) YOUNG
REGISTRAR OF TITLES

Submitted by _____

Address _____

Promised _____

Deliver cert. to _____

3621059

Address _____

Deliver duplicate Trust

Deed to _____

Address _____

Notified _____

3621059
SHEAPER ILLINOIS T.
TITLE COMPANY

BOX 116

66-147

Property of Cook County Clerk's Office

Box 403

MORTGAGE

IRCOZYNSKI, IRCOZYNSKI

10

CRAGIN FEDERAL SAVINGS AND LOAN
ASSOCIATION

PROPERTY AT:

3352 N. RIDGEWAY
CHICAGO, ILLINOIS 60618

Loan No. 01-36661-05

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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, in any, which it might have had without this paragraph. No suit shall be sustainable against Mortgagee based upon acts or omissions relating to the subject matter of this paragraph unless commenced within sixty days after Mortgagee's possession ceases.

K 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 solvency of the Mortgagor or 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 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 therefor 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 junior to the lien hereof.

L That each right, power and remedy herein conferred upon the Mortgagee is cumulative of every 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 require 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 as often as occasion therefor arises.

IN WITNESS WHEREOF, this mortgage is executed, sealed and delivered this 5TH

day of MAY, A.D. 19 87

Marek Troczynski (SEAL) Krystyna Troczynski (SEAL)
MAREK TROCZYNSKI KRYSTYNA TROCZYNSKI
(SEAL) (SEAL)

STATE OF ILLINOIS

COUNTY OF Cook I, The Undersigned, a Notary Public in

and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT MAREK TROCZYNSKI and
KRYSTYNA TROCZYNSKI, HUSBAND AND WIFE
personally known to me to be the same person whose names 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 5TH day of MAY, A.D. 19 87

Richard J. Jahns
Notary Public

MY COMMISSION EXPIRES August 16, 1987

THIS INSTRUMENT WAS PREPARED BY RICHARD J. JAHNS
OF CRAGIN FEDERAL SAVINGS & LOAN ASSOCIATION,
5133 WEST FULLERTON AVENUE, CHICAGO, ILLINOIS 60639

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All ownership, rents, issues and profits of said premises are pledged, assigned and transferred to the Mortgagee, whether now due or hereafter to be...

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 not taken and all condemnation compensation so received shall be...

That time is of the essence hereof and it is the intent of the parties hereto that the Mortgagee shall have the right to foreclose upon the mortgaged premises...

That in the event the ownership of said property or any part thereof becomes vested in a person other than the Mortgagee, the Mortgagee may, without notice to the Mortgagee, deal with such successor or successors in interest with reference to this mortgage and the debt hereby secured in the same manner...

That if it is the intent hereof to secure payment of said debt, and to secure any other amount or interest that may be added to the mortgage indebtedness under the terms of this mortgage...

That in case of failure to perform any of the covenants herein, the Mortgagee may do on Mortgagee's behalf everything so covenanted; that said Mortgagee shall have the right to foreclose upon the mortgaged premises...

This mortgage is in full force and effect as to all of the premises, including all advances, and shall be a part of the mortgage indebtedness under all of the terms of said note and this contract as if it were a new contract...

In order to provide for the payment of taxes, assessments, insurance premiums, and other annual charges upon the property securing this indebtedness, and other insurance required or accepted, the undersigned promises to pay to the Mortgagee a prorata portion of the current year taxes upon the diaphragm...

To appear in 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 participate in any capacity by reason of this mortgage...

Not to make, suffer or permit, with or without the written consent of the Mortgagee, any mortgage, pledge, lien or other encumbrance to be placed upon the property for any purpose other than that for which it is now...

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