

UNOFFICIAL COPY

3665655

NOTE IDENTIFIED

MORTGAGE

THIS INDENTURE WITNESSETH: That the undersigned _____

Bridgeview Bank and Trust Company

(Signature)

a corporation organized and existing under the laws of the State 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 July 19, 1983
 and known as trust number 1-1247, hereinafter referred to
 as the Mortgagor, does hereby Mortgage and ~~Warrant to~~
 Argo 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, situated in the County of Cook
 in the State of Illinois, to wit:
 Lot 7 in Alpine Gardens East, being a subdivision of part of the East
 1/2 of the North East 1/4 of Section 2, Township 37 North, Range 12,
 East of the Third Principal Meridian in Cook County, Illinois. A
 common address: 8954 S. 81st Avenue, Hickory Hills, IL 60457
 real estate index number: 23 02 216 014 0000

71-38-259
71-38-86-11

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TOGETHER with all buildings, improvements, fixtures or appurtenances now or hereafter erected 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 otherwise and any other thing now or hereafter therein or thereon the furnishing of which by lessors to lessees is customary or appropriate, including screens, venetian blinds, window shades, storm doors and windows, floor coverings, screen doors, in-a-door beds, awnings, stoves and water heaters (all of which are 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 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 whether it is now or may be hereafter existing or which may be made by the Mortgagee under the power herein granted to it; it being the intention hereof (a) to pledge said rents, issues and profits of said property 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 exclusive 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 measures whether legal or equitable as it may deem proper to enforce collection thereof, employ renting agencies or other employees, alter or repair said premises, buy furnishings and equipment therefor when it deems necessary, purchase all kinds of insurance, 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 hereby secured, and out of the income obtain reasonable compensation for itself, pay insurance premiums, taxes and assessments, and all expenses of every kind, including attorneys' 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 the 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 Mortgagee, in its sole discretion, feels 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 Master's Deed or Special Commissioner's Deed pursuant to a decree foreclosing the lien hereof, but if no deed be issued then 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 maintained 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.

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 the payment of a certain indebtedness from the Mortgagor to the Mortgagee evidenced by a note made by the Mortgagor in favor of the Mortgagee, bearing even date herewith, in the sum of FIFTY-SIX THOUSAND SIX HUNDRED AND NO/100ths Dollars (\$ 56,600.00), which note together with interest thereon as provided by said note, is payable in monthly installments of FIVE HUNDRED TEN AND 34/100ths or more DOLLARS (\$ 510.34 or,) more on the 1st day of each month, commencing with November 1, 1987 until the entire sum is paid.

644379

This Instrument was Prepared by:
(Signature)
 ARGO FEDERAL SAVINGS & LOAN ASSN.
 7600 W. 63rd St. Summit, IL 60501

To secure performance of the other agreements in said note, which are hereby incorporated herein and made a part hereof, and which provide, among other things, for an additional monthly payment of one-twelfth (1/12th) of the estimated annual taxes, assessments, insurance premiums and other charges upon the mortgaged premises. And to secure possible future advances as hereinafter provided and to secure the performance of the Mortgagor's covenants herein contained.

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MORTGAGE

Box

to

Return to:
ARGO SAVINGS
and
LOAN ASSOCIATION
7600 WEST 63rd ST.
ARGO, ILL. 60501

Loan No. = 126113

SMW

NOV -6 PM 2 34
HARRY (EDWARD) JOSEPH
REGISTER OF TITLES

9999999

9999999

9999999

CHICAGO TITLE INS
G#

1657-82-11
71-38-2591

Property of Cook County Clerk's Office

IN DUPLICATE

1299/652

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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 bidders at any sale held pursuant to such decree the true title to 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 defense of or intervention in any suit or proceeding or any threatened or contemplated suit or proceeding, which might affect the premises or the security hereof. In the event of a foreclosure sale of said premises there shall first be paid out of the proceeds thereof all of the aforesaid items, then the entire indebtedness whether due and payable by the terms hereof or not 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.

(6) 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 the Mortgagee to require or to 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 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.

(7) This mortgage is executed by Bridgeview Bank and Trust Company not personally but as Trustee as aforesaid in the exercise of the power and authority conferred upon and vested in it as such Trustee (and said Bridgeview Bank and Trust Company hereby warrants that it possesses full power and authority to execute this instrument and it is expressly understood and agreed that nothing herein or in said note contained shall be construed as creating any liability on the said Bridgeview Bank and Trust Company, either individually or as Trustee aforesaid, personally to pay the said note or any interest that may accrue thereon, or any indebtedness accruing hereunder, or to perform any covenant either express or implied herein contained, all such liability, if any, being expressly waived by the Mortgagor and by every person now or hereafter claiming any right or security hereunder, and that so far as Bridgeview Bank & Trust Co., either individually or as Trustee aforesaid, or its successors, personally are concerned, the legal holder or holders of said note and the owner or owners of any indebtedness accruing hereunder shall look solely to the premises hereby conveyed for the payment thereof, by the enforcement of the lien hereby created in the manner herein and in said note provided or by action to enforce the personal liability of the guarantor, if any.

Office of Cook County Clerk

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IN WITNESS WHEREOF, BRIDGEVIEW BANK AND TRUST COMPANY not personally but as Trustee as aforesaid, has caused these presents to be signed by its Vice President, and its corporate seal to be hereunto affixed and attested by its Secretary, this 19th day of October, A. D. 1987.

ATTEST:

Bridgeview Bank and Trust Company
As Trustee as aforesaid and not personally

David J. Altopeter
Secretary

By Marie A. Arnold
Vice President

STATE OF ILLINOIS }
COUNTY OF COOK } SS.

I, Edwina Gaskin a Notary Public, in and for said County, in the state aforesaid, DO HEREBY CERTIFY, THAT Marie A. Arnold Vice President of BRIDGEVIEW BANK & TRUST COMPANY, and David J. Altopeter, Secretary of said corporation, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice President, and Secretary, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said corporation, as Trustee as aforesaid for the uses and purposes therein set forth; and the said Secretary then and there acknowledged that he, as custodian of the corporate seal of said corporation, did affix said seal to said instrument as his own free and voluntary act and as the free and voluntary act of said corporation, as Trustee as aforesaid, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 22nd day of October, A. D. 1987.

OFFICIAL SEAL
EDWINA GASKIN
Notary Public, State of Illinois
My Commission Expires July 16, 1991

Edwina Gaskin
Notary Public

My commission expires July 16, 1991

The entry of the decree of foreclosure... the entry of the decree of foreclosure... the entry of the decree of foreclosure...

(1) That in the case of failure to perform any of the covenants herein, the Mortgagee may do on the Mortgagor's behalf everything so covenanted; that the Mortgagee may also do any act it may deem necessary to protect the lien hereof; that the Mortgagor will repay upon demand any money paid or advanced by the Mortgagee for any of the above purposes...

B. THE MORTGAGOR FURTHER COVENANTS:

(1) To pay immediately when due and payable all general taxes, special taxes, special assessments, water charges, sewer service charges and other taxes and charges against said property, including those hereinafter due, (the monthly payments provided by said note in anticipation of such taxes and charges to be applied hereof), and to furnish the Mortgagee, upon request, with the original or duplicate receipts therefor, and all such items extended against said property...

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(1) To pay immediately when due and payable all general taxes, special taxes, special assessments, water charges, sewer service charges and other taxes and charges against said property, including those hereinafter due, (the monthly payments provided by said note in anticipation of such taxes and charges to be applied hereof), and to furnish the Mortgagee, upon request, with the original or duplicate receipts therefor, and all such items extended against said property...

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