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11-27-88 Bear Office 5 part of pp 24 in copy 924823

MAIL TO: Preparer of Instrument: Pinderski & Pinderski, Ltd. 115 W. Colfax, Palatine, IL 60067
Street Address of Property: (vacant lot):

Attest: Michael Rockwell Cashier
By: [Signature] Trust Officer
Valley Bank & Trust Co., not individually but as Trustee under Trust Agreement dated Sept. 21, 1988 and known as Trust No. 0409

Mortgagee shall maintain in force insurance against the loss of any improvements by fire, natural hazard or vandalism or other casualty, and shall make timely payments of said premiums with copies of said receipts given to the holder of said promissory note. In the event that the premises is destroyed by fire or casualty, or condemned by any governmental unit, the proceeds therefrom shall first be applied to all the costs advanced, principal and accrued interest on said promissory note. Any costs advanced by Mortgagee shall become additional indebtedness under said note. All of the covenants, promises, duties and obligations, rights, powers vested herein in the respective parties shall inure to and be binding upon their heirs, legal representatives, assigns and beneficiaries. If without Court decree, Mortgagee has a right to receive a Release Deed from Mortgagee suitable for recording against the premises. In Witness Whereof, Mortgagee has caused this Mortgage Instrument, to be executed by its duly authorized officers and affixed its corporate seal this 11 day of November, 1988.

It is agreed that if default is made in the payment of said promissory note, either principal or interest payments, or if Mortgagee fails to pay real estate taxes when due, commit or permit waste to the premises, or breach any condition or covenant herein provided, at the option of the holder of the note, the note shall immediately become due and payable, and Mortgagee shall have the right to institute foreclosure proceedings, to ask for the appointment of a receiver to collect all rents and income from the premises, and to obtain a sale of the premises to satisfy all costs, expenses, court fees, publication costs, principal and accrued interest, and all reasonable attorneys fees and costs incurred by Mortgagee in said proceeding, as well as any costs advanced, including but not limited to taxes, insurance premiums or other liens with interest thereon at a rate of TEN percent. Judgment may be entered against Mortgagee. If a receiver is appointed by the Court, he shall be vested with all the powers and duties of a receiver, including the right to take possession of the premises, collect rent and income from the premises during but the pendency of the foreclosure proceeding and following entry of a decree of foreclosure until the expiration of the period of redemption. Mortgagee shall maintain in force insurance against the loss of any improvements by fire, natural hazard or vandalism or other casualty, and shall make timely payments of said premiums with copies of said receipts given to the holder of said promissory note. In the event that the premises is destroyed by fire or casualty, or condemned by any governmental unit, the proceeds therefrom shall first be applied to all the costs advanced, principal and accrued interest on said promissory note. Any costs advanced by Mortgagee shall become additional indebtedness under said note. All of the covenants, promises, duties and obligations, rights, powers vested herein in the respective parties shall inure to and be binding upon their heirs, legal representatives, assigns and beneficiaries. If without Court decree, Mortgagee has a right to receive a Release Deed from Mortgagee suitable for recording against the premises. In Witness Whereof, Mortgagee has caused this Mortgage Instrument, to be executed by its duly authorized officers and affixed its corporate seal this 11 day of November, 1988.

Lot Seven (7) in Block One (1) in Frank E. Merrill and Company's Palatine Acres, in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section 9, Township 42 North, Range 10, East of the Third Principal Meridian in Cook County, Illinois, and also identified as Permanent Tax No.: 02-09-405-006-0000.

Valley Bank & Trust Company, not individually but as Trustee under a trust agreement dated September 21, 1988 and known as Trust No. 0409, 888 N. LaSalle Street, South Elgin, Illinois 60177, Mortgagee, in consideration of the sum of (\$100,000.00) and other good and valuable consideration the receipt of which is hereby acknowledged, and to secure payment of a certain demand promissory note payable to the order of DELORES LOEHNER, her successors, assigns, heirs or administrators, MORTGAGES and WARRANTS to DELORES LOEHNER, the following described real estate:

MORTGAGE

3755357

3755357

ok James W. Pinderski for Valley Bank General

NON-IDENTIFIABLE

[Handwritten initials]

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Faint, mostly illegible text covering the main body of the document. The text appears to be a formal notice or report, but the specific details are obscured by the watermark and low contrast.

Property of Cook County Clerk's Office

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Vertical text on the right margin, possibly a date or reference number.

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STATE OF ILLINOIS)
) *Kane*) SS
COUNTY OF ~~COOK~~)

I, Karleen A. Olson, a Notary Public for Kane County, Illinois, do hereby state that on November 11th, 1988, Linda L. Johnson, Trust Officer of Valley Bank and Trust Company, and Sue Ann Reed, Cashier of Valley Bank and Trust Company, both personally known to me, did appear before me and execute the attached mortgage instrument. Each acknowledged to me that they signed said instrument freely in their corporate capacities in accordance with a letter of direction from the trust beneficiaries.

Dated: November 11th, 1988.

Karleen A. Olson
Notary Public

(Notary Seal)

PROPERLY FILED IN COOK COUNTY CLERK'S OFFICE

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