

RECORDED IN DUPLICATE
UNOFFICIAL COPY
MORTGAGE
(Participation)

This mortgage made and entered into this 10th day of March 1989, by and between Young R. Cho and Hwa Ja Cho, his wife

3782757

(hereinafter referred to as mortgagor) and Albany Bank and Trust Company, N.A.

(hereinafter referred to as

mortgagee), who maintains an office and place of business at 3400 West Lawrence Avenue, Chicago, IL 60625

WITNESSETH, that for the consideration hereinabove stated, receipt of which is hereby acknowledged, the mortgagor does hereby mortgage, sell, grant, assign, and convey unto the mortgagee, his successors and assigns, all of the following described property situated and being in the County of Cook State of Illinois

LOT SIXTY ONE

(01)

In Oliver L. Watson's Resubdivision of Blocks Two (2), Three (3), Six (6) and Lots One (1) Two (2), five (5), Six (6), Seven (7) and Eight (8) in Block Seven (7) in Severn's Roscoe Street Subdivision in the Southtown Quarter (1/4) of Section 19, Townships 40 North, Range 12 East of the Third Principal Meridian.

Property Commonly Known as - 3347 N. Normal, Chicago, IL 60634
Permanent Index Number - 13-19-423-005-0000

Together with and including all buildings, all fixtures including but not limited to all plumbing, heating, lighting, ventilating, refrigerating, incinerating, air conditioning apparatus, and elevators (the mortgagor hereby declaring that it is his intent that the items listed and enumerated shall be deemed to have been permanently installed as part of the realty), and all improvements now or hereafter existing thereon, the hereditaments and appurtenances and all other rights thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, all rights of redemption, and the rents, issues, and profits of the above described property (provided, however, that the mortgagor shall be entitled to the possession of said property and to collect and retain the rents, issues, and profits until default hereunder). To have and to hold the same unto the mortgagee and the successors in interest of the mortgagee forever in the whole or such other estate, if any, as is stated herein. Mortgagor hereby releases and waives all rights under and by virtue of the homestead exemption laws of the State of Illinois.

The mortgagor covenants that he is lawfully seized and possessed of and has the right to sell and convey said property; that the same is free from all encumbrances except as hereinabove recited; and that he hereby binds himself and his successors in interest to warrant and defend the title aforesaid thereto and every part thereof against the claims of all persons whatsoever.

This instrument is given to secure the payment of a promissory note dated March 10, 1989 in the principal sum of \$ 290,000 signed by Young R. Cho, President in behalf of Paradise Plaza, Inc. and signed by Young R. Cho, individually and Hwa Ja Cho, individually

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MORTGAGE

TO

RECORDING DATA

RETURN TO:

Name

Address

Property of Cook County Clerk's Office

(Add App. give Acknowledgment)

Executed and delivered in the presence of the following witnesses:

.....
Hua Ja Cho
.....
Young R. Cho
.....
Clayton R. Cho

In Witness Whereof, the mortgagor has executed this instrument and the mortgagee has accepted delivery of this instrument as of this day and year above said.

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3. The mortgagee covenants and agrees that if he shall fail to pay said indebtedness in any part thereof when due, or shall fail to perform any covenant or agreement of this instrument or the promissory note secured hereby, the entire indebtedness hereby secured shall immediately become due, payable, and collectible without notice, at the option of the mortgagee or assignee, regardless of maturity, and the mortgagee or his assignee may before or after entry sell said property without appraisal (the mortgagee having waived appraisal to the mortgagee all rights of appraisement):

(I) at judicial sale pursuant to the provisions of 28 U.S.C. 2601 (a); or

(II) at the option of the mortgagee, either by auction or by solicitation of sealed bids, for the highest and best bid conforming with the terms of sale and number of payments specified in the published notice of sale, first giving four weeks' notice of the time, terms, and place of such sale, by advertisement not less than once during each of said four weeks in a newspaper published or distributed in the county in which said property is situated, all other notice being hereby waived by the mortgagee (and said mortgagee, or any person on behalf of said mortgagee, may bid with the unpaid indebtedness evidenced by said note). Said sale shall be held at or on the property to be sold or at the Federal, county, or city court house for the county in which the property is located. The mortgagee is hereby authorized to execute for and on behalf of the mortgagee and to deliver to the purchaser at such sale a sufficient conveyance of said property, which conveyance shall contain recitals as to the happening of the defaults upon which the execution of the power of sale herein granted depends; and the said mortgagee hereby constitutes and appoints the mortgagee, or any agent or attorney of the mortgagee, the agent and attorney in fact of said mortgagee to make such recitals and to execute said conveyance and hereby covenants and agrees that the recitals so made shall be effective to bar all equity of right of redemption, interest, claims, and all other objections of the mortgagee, all of which are hereby expressly waived and conveyed to the purchaser; or

(III) take any other appropriate action pursuant to state or Federal statute either in state or Federal court or otherwise for the disposition of the property.

In the event of a sale as hereinbefore provided, the mortgagee or any persons in possession under the mortgagee shall then become and be tenants holding over and shall forthwith deliver possession to the purchaser at such sale or be summarily dispossessed, in accordance with the provisions of law applicable to tenants holding over. The power and agency hereby granted are coupled with an interest and are irrevocable by death or otherwise, and are granted as cumulative in the remedies for collection of said indebtedness provided by law.

4. The proceeds of any sale of said property in accordance with the preceding paragraphs shall be applied first to pay the costs and expenses of said sale, the expenses incurred by the mortgagee for the purpose of protecting or maintaining said property, and reasonable attorneys' fees; secondly, to pay the indebtedness secured hereby; and thirdly, to pay any surplus or excess to the person or persons legally entitled thereto.

5. In the event said property is sold at a judicial foreclosure sale or pursuant to the power of sale hereinabove granted, and the proceeds are not sufficient to pay the total indebtedness secured by this instrument and evidenced by said promissory note, the mortgagee will be entitled to a deficiency judgment for the amount of the deficiency without regard to appraisal.

6. In the event the mortgagee fails to pay any Federal, state, or local tax assessment, income tax or other tax lien, charge, fee, or other expense charged against the property the mortgagee is hereby authorized at his option to pay the same. Any sums so paid by the mortgagee shall be added to and become a part of the principal amount of the indebtedness evidenced by said note, subject to the same terms and conditions. If the mortgagee shall pay and discharge the indebtedness evidenced by said promissory note, and shall pay such sums and shall discharge all taxes and liens and the costs, fees, and expenses of making, enforcing, and extending this mortgage, then this mortgage shall be canceled and surrendered.

7. The covenants herein contained shall bind and the benefits and advantages shall inure to the respective successors and assigns of the parties hereto. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall include all genders.

8. No waiver of any covenant herein or of the obligation secured hereby shall at any time thereafter be held to be a waiver of the terms hereof or of the note secured hereby.

9. A judicial decree, order, or judgment holding any provision or portion of this instrument invalid or unenforceable shall not in any way impair or protract the enforcement of the remaining provisions or portions of this instrument.

10. Any written notice to be issued to the mortgagee pursuant to the provisions of this instrument shall be addressed to the mortgagee at _____ and any written notice to be issued to the mortgagee shall be addressed to the mortgagee at _____

2. Default in any of the covenants or conditions of this instrument or of the note or loan agreement secured hereby shall constitute the mortgagor's right to possession, use, and enjoyment of the property, at the option of the mortgagor or his assigns (it being agreed that the mortgagor shall have such right until default). Upon any such default, the mortgagor shall become the owner of all of the rents and profits accruing after default as security for the indebtedness secured hereby, with the right to enter upon said property for the purpose of collecting such rents and profits. This instrument shall operate as an assignment of any rents in said property to the mortgagor.

1. The mortgagor shall have the right to inspect the mortgaged premises at any reasonable time.

7. All awards of damages in connection with any condemnation for public use or taking of any of the property subject to this mortgage are hereby assigned and shall be paid to mortgagor, who may apply the same to payment of the indebtedness due under said note, and mortgagor is hereby authorized, in the name of the mortgagor, to execute and deliver valid acquittances thereof and to appeal from any such award.

6. He will not rent or assign any part of the rest of said mortgaged property or demise, or remove or substantially alter any building without the written consent of the mortgagor.

5. He will not voluntarily create or permit to be created against the property subject to this mortgage any lien or incumbrance superior to the lien of this mortgage without the written consent of the mortgagor; and he will not be held liable for any such lien or incumbrance the same free from the claim of all persons applying for construction of any and all buildings or improvements now being erected or to be erected on said premises.

4. He will keep all buildings and other improvements on said property in good repair and condition, will permit, consent, or suffer no waste, impairment, deterioration or said property or any part thereof; in the event of failure of the mortgagor to keep the buildings on said premises and to care necessary for the proper preservation thereof, a good repair, the mortgagor may make such repairs as in his discretion he may deem necessary for the proper preservation thereof, and the full amount of each and every such payment shall be immediately due and payable; and shall be secured by the lien of this mortgage.

3. He will not voluntarily create or permit to be created against the property subject to this mortgage any lien or incumbrance superior to the lien of this mortgage without the written consent of the mortgagor; and he will not be held liable for any such lien or incumbrance the same free from the claim of all persons applying for construction of any and all buildings or improvements now being erected or to be erected on said premises.

2. He will continuously maintain and insure such type or types and in such amounts as the mortgagor may from time to time require on the improvements, now or hereafter on said property, and will pay promptly when due any premiums thereon. All insurance shall be carried by companies acceptable to mortgagor and the policy and reserves thereon shall be held by mortgagor and have attached thereto loss payable clauses in favor of and in form acceptable to the mortgagor. In event of loss, mortgagor will give immediate notice in writing to mortgagor, and mortgagor may make proof of loss if not made promptly by mortgagor, and each insurance company concerned hereby authorized and directed to make payment for such loss directly to mortgagor, instead of to mortgagor and mortgagor, and the insurance proceeds, or any part thereof, may be applied by mortgagor at its option either to the reduction of the indebtedness hereby secured or to the restoration or repair of the property damaged or destroyed. In event of foreclosure of this mortgage, or other transfer of title to said property in existing without the indebtedness secured hereby, all right, title, and interest of the mortgagor in and to any insurance policies then in force shall pass to the purchaser or mortgagee or, at the option of the mortgagor, may be surrendered for a refund.

1. He will promptly pay the indebtedness evidenced by said promissory note at the times and in the manner therein provided.

5. He will pay all taxes, assessments, water rates, and other governmental or municipal charges, fines, or impositions, for which provision has not been made hereinbefore, and will promptly deliver the official receipts therefor to the said mortgagor.

4. For better security of the indebtedness hereby secured, upon the request of the mortgagor, his assigns or assigns, he shall execute and deliver a supplemental mortgage or mortgages covering any additions, improvements, or betterments made to the property (including encumbrances on the property described) and all property acquired by it after the date hereof (all in form satisfactory to mortgagor). Furthermore, the mortgagor shall to cure any default in the payment of a prior or later encumbrance on the property described by the instrument hereon or to cure such default, the mortgagor is not obligated to do so; and such advance shall become part of the indebtedness secured by this instrument, subject to the same terms and conditions.

3. He will pay such expenses and fees as may be incurred in the protection and maintenance of said property, including the fees of any attorney employed by the mortgagor for the collection of any or all of the indebtedness hereby secured, or foreclosed by mortgagor's sale, or court proceedings, or in any other litigation or proceeding affecting said property. Attorney's fees reasonably incurred in any other way shall be paid by the mortgagor.

2. He will promptly pay the indebtedness evidenced by said promissory note at the times and in the manner therein provided.

1. The mortgagor covenants and agrees as follows:

1. He will promptly pay the indebtedness evidenced by said promissory note at the times and in the manner therein provided.

2. He will pay all taxes, assessments, water rates, and other governmental or municipal charges, fines, or impositions, for which provision has not been made hereinbefore, and will promptly deliver the official receipts therefor to the said mortgagor.

3. He will pay such expenses and fees as may be incurred in the protection and maintenance of said property, including the fees of any attorney employed by the mortgagor for the collection of any or all of the indebtedness hereby secured, or foreclosed by mortgagor's sale, or court proceedings, or in any other litigation or proceeding affecting said property. Attorney's fees reasonably incurred in any other way shall be paid by the mortgagor.

4. For better security of the indebtedness hereby secured, upon the request of the mortgagor, his assigns or assigns, he shall execute and deliver a supplemental mortgage or mortgages covering any additions, improvements, or betterments made to the property (including encumbrances on the property described) and all property acquired by it after the date hereof (all in form satisfactory to mortgagor). Furthermore, the mortgagor shall to cure any default in the payment of a prior or later encumbrance on the property described by the instrument hereon or to cure such default, the mortgagor is not obligated to do so; and such advance shall become part of the indebtedness secured by this instrument, subject to the same terms and conditions.

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Said promissory note was given to secure a loan in which the Small Business Administration, an agency of the United States of America, has participated. In compliance with section 101.1(d) of the Rules and Regulations of the Small Business Administration (13 C.F.R. 101.1(d)), this instrument is to be construed and enforced in accordance with applicable Federal law.

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INDIVIDUAL ACKNOWLEDGEMENT

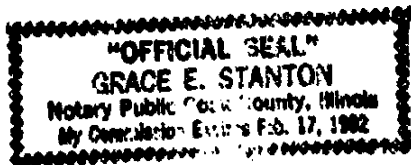
STATE OF ILLINOIS)

) s .

COUNTY OF)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that on this day personally appeared before me Young R. Cho and Hwa Ja Cho, his ^{1st} personally known to me to be the same persons whose names are subscribed to the foregoing instrument, and acknowledged that they signed, sealed, and delivered the said instrument as their free and voluntary act and deed, for the uses and purposes therein set forth, including the waive of rights of redemption and waive of all rights and benefits under and by virtue of the homestead exemption laws of this state.

GIVEN under my hand and notarial seal this 10th day of March 1989.



Grace E. Stanton

Notary Public

My commission expires: _____

This Instrument Prepared By: Kenneth W. Obrecht, V.P.
ALBANY BANK & TRUST COMPANY, N.A.
3400 West Lawrence Avenue
Chicago, Illinois 60625

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IN COOK COUNTY

COOK COUNTY CLERK'S OFFICE
CHIEF CLERK
COURT HOUSE
CHICAGO, ILL.

ALBANY BANK, TRUST &
3400 W. LAWRENCE
CHgo IL 60625

Property of Cook County Clerk's Office