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PARCEL 1: A PIECE OF PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 33 FEET NORTH OF THE SOUTH LINE OF SAID NORTHWEST 1/4 AND 33 FEET WEST OF THE EAST LINE OF SAID NORTHWEST 1/4; THENCE RUNNING NORTH UPON A LINE PARALLEL WITH AND 33 FEET WEST OF THE EAST LINE OF SAID QUARTER-SECTION 50 FEET; THENCE RUNNING WEST ALONG A LINE PARALLEL WITH AND 33 FEET NORTH OF THE SOUTH LINE OF SAID QUARTER-SECTION 125 FEET; THENCE RUNNING SOUTH ALONG A LINE PARALLEL WITH AND 158 FEET WEST OF THE EAST LINE OF SAID QUARTER-SECTION 50 FEET; THENCE RUNNING EAST ALONG A LINE PARALLEL WITH AND 33 FEET NORTH OF THE SOUTH LINE OF SAID QUARTER-SECTION TO THE PLACE OF BEGINNING, ALSO THAT PART OF LOT "A" AND OF THE EAST 1/2 OF VACATED ALLEY LYING WEST OF AND ADJOINING SAID LOT "A", LYING NORTH OF A LINE DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 33 FEET NORTH AND 33 FEET WEST OF THE SOUTH EAST CORNER OF THE NORTHWEST 1/4 IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 12, RUNNING THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST 1/4 TO THE WEST LINE OF THE EAST 1/2 OF THE VACATED ALLEY; AND LYING SOUTH OF A LINE DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 83 FEET NORTH AND 33 FEET WEST OF THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4, RUNNING THENCE WEST PARALLEL WITH THE SOUTH LINE OF THE SAID NORTHWEST 1/4 TO THE WEST LINE OF THE EAST 1/2 OF THE VACATED ALLEY AFORESAID, IN EDMUND F. LINDOP AND COMPANY'S SUBDIVISION OF THE EAST 333.63 FEET OF THE SOUTH 463.60 FEET OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THOSE PORTIONS THEREOF INCLUDED IN STREET AND HIGHWAY, AND ALSO EXCEPTING THEREFROM THE NORTH 168 FEET OF THE SOUTH 133 FEET OF THE WEST 125 FEET OF THE EAST 158 FEET OF SAID NORTHWEST 1/4 IN COOK COUNTY, ILLINOIS.

3739750

PARCEL 2: THAT PART OF "A" FALLING IN VACATED OAK STREET IN EDMUND F. LINDOP AND COMPANY'S SUBDIVISION OF THE EAST 333.63 FEET OF THE SOUTH 463.60 FEET OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE NORTH 168 FEET OF THE SOUTH 133 FEET OF THE WEST 125 FEET OF THE EAST 158 FEET AND EXCEPT STREET) AND THE EAST 1/2 OF THE VACATED ALLEY WEST AND ADJOINING SAID PREMISES, IN COOK COUNTY, ILLINOIS.

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Property of Cook County Clerk's Office

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Mortgage

(Corporate Trustee Form)

Exhibit No.

7283 7

THIS INDENTURE WITNESSETH: That the under-signed

Maywood Proviso State Bank

a corporation organized and existing under the laws of 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 4, 1986, all known as trust number
7780 hereinafter referred to as the Mortgagor, does hereby Mortgage and Warranty to

FIRST FEDERAL SAVINGS BANK OF ISO TOWNSHIP

a corporation organized and existing under the laws of the United States of America
hereinafter referred to as the Mortgaggee, the follo^w real estate in the County of

Cont.

In the State of Illinois , to wit:

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 eternally connected, used to supply heat, gas, air-conditioning, water, light, power, transportation, telephones or other services, and any other thing now or hereafter therein or thereon, the furnishing of which by lessee is customary or appropriate, including screens, window shades, storm doors and windows, floor coverings, screen doors, inside buds, awnings, spaces and other fixtures all of which are reckoned to be and are hereby declared to be a part of said real estate, whether physically attached thereto or not, and have superior title all encumbrances and the rents, issues and profits of said premises which are hereby pledged, leased, transferred and set over unto the Mortgaggee, whether now due or hereafter to become due as provided herein. The Mortgaggee is hereby subrogated to the rights of all mortgagees, beneficiaries 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 thereto belonging, unto said Mortgaggee forever, to 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) the payment of a Note executed by the Mortgagor to the order of the Mortgaggee bearing even date herewith in the principal sum of forty seven thousand and 00/100 ————— Dollars

\$47,000.00 —————, which Note, together with interest thereon as herein provided, is payable in monthly installments of five hundred forty one and 61/100 ————— Dollars

(\$ 541.61 —————, commencing the first day of June 89, which payments are to be applied, first, to interest, and the balance to principal, until said loan above is paid in full.

(2) any advances made by the Mortgagge to the Mortgagor, or its successor in title, or any person, 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, by reason of excess in the amount of for y seven thousand and 00/100 ————— Dollars (\$ 47,000.00); provided that, nothing herein contained shall be considered as limiting the amounts that shall be secured hereby when advanced to protect the security or to commence with covenants contained in the Mortgage.

(3) the performance of all of the covenants and obligations of the Mortgagor to the Mortgaggee, 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 the agreement extending the time of payment thereon; (2) To pay when due and before any penalty attaches thereto all taxes, special assessments, water charges, and other service charges against said property (including those hereinbefore due), and to furnish Mortgaggee, upon request, duplicate receipts therefor, and all such items as tend to render said property shall be conclusively deemed valid for the purpose of this requirement; (3) To keep the property hereinabove or hereafter upon said premises insured against damage by fire, and such other hazards as the Mortgaggee may require to be insured against; and to provide public liability insurance and such other insurance as the Mortgaggee may require, until said indebtedness is fully paid, or in case of foreclosure, until a sale or the time of redemption, for the full insurable value thereof, in such companies, through such agents or brokers, and in such form as shall be satisfactory to the Mortgaggee; such insurance policies shall remain with the Mortgaggee during said period or periods, and contain the usual clauses satisfactory to the Mortgaggee making them payable to the Mortgaggee; and in case of foreclosure sale payable to the owner of the certificate of sale, owner of any deficiency, or a receiver or administrator or any trustee in a deed pursuant to foreclosure, and in case of loss under such policies, the Mortgagge is authorized to adjust claims and compromise, in its discretion, all claims thereunder and to execute and deliver on behalf of the Mortgaggee all necessary documents of law, releases, waivers, releases and acquittances required to be signed by the insurance companies, and the Mortgagor agreed to sign, upon demand, all receipts, vouchers and releases required of him to be signed by the Mortgaggee for such purposes; and the Mortgaggee is authorized to apply the proceeds of any insurance claim on the restoration of the property or, upon the indebtedness hereby secured to its discretion, and monthly payments shall continue until the indebtedness is paid in full; (4) To immediately after destruction or damage, in commerce and promptly complete the repairing or replacing of any part of indebtedness or improvements upon or otherwise to the property or, upon the indebtedness hereby secured to its discretion, and monthly payments shall continue until the indebtedness is paid in full; (5) To keep and maintain the property in good repair, without waste, and free from all obstructions, and to repair the same when damaged or destroyed by reason of acts of God, or any other cause, so as to restore it to its former condition, except as may be otherwise provided in the Note; (6) Not to make, suffer or permit any material use of or in any portion of or on any part of or on any property, real or personal, which may be or become a nuisance or obstruction to the use and enjoyment of the property or the use thereof, or to damage, or to damage any part of or otherwise interfere with the written termination of the Mortgaggee being next had and released, to say and to the property for any purpose set forth in the Note, or to damage, or to damage, the alterations of the improvements, appurtenances, fixtures or non-moving parts of the property or to damage any building or improvement on said property; (8) To commence within a reasonable time any proceedings or enforcement of the right to or upon any building or improvement on said property.

B. In order to provide for the payment of taxes, assessments, insurance premiums, and other annual charges upon the property securing the indebtedness and other insurance required or accepted, the undersigned promises to pay to the Mortgaggee a pro rata portion of the current year taxes upon the first payment of the loan and to pay monthly to the Mortgaggee, in addition to the above payment, a sum equivalent to or proportionate to the indebtedness of each month which payment may, at the option of the Mortgaggee, (a) be paid by it and consumed with other such funds for the payment of its debts; (b) be carried in a savings account and withdrawn by it to pay such debts, or (c) be deposited in the account balance of said indebtedness in receipt provided that the Mortgaggee advances upon this obligation sums sufficient to pay said debts at the same rate and become payable if the accrued sums to be collected for tax and debt are not sufficient to pay the indebtedness as due. If such sums are held or carried in a savings account or escrow account, the same are hereby pledged to further secure this indebtedness. The Mortgaggee is authorized to pay said debts as chargeable without further notice.

C. This mortgage contract provides for additional advances which may be made at the option of the Mortgaggee and secured by this mortgagee, and is agreed that (a) the receipt of such advances the amount thereof may be added to the principal debt and shall increase the unpaid balance of the note and 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 that payment as fully as if such note and contract were executed and delivered. An Additional Advance Agreement may be made and accepted for said indebtedness and payments may be made for different monthly payments and a different interest rate and other covenants and conditions of the contract, but to all other respects this agreement of all terms to be held force and effect as to said indebtedness, including all advances.

D. That in case of failure to perform any of the covenants herein, Mortgagor may do as Mortgaggee's behalf exercisable as represented; that said Mortgaggee may also do any act as may deem necessary to protect the lien hereof, that Mortgaggee will repay upon demand any money paid or disbursed by Mortgaggee for any of the above purposes and such money together with interest thereon at the highest rate for which it is then lawful to contract shall become an 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 if it shall not be obligatory upon the Mortgaggee to dispossess the tenant or buy him out under or cause his advancing money on above authorized, but nothing herein contained shall be construed as requiring the Mortgaggee to remove any tenant or buy him out, but shall be liable for damages and the Mortgaggee shall not incur any expense, liability, trouble, or difficulty in doing so.

E. That in the event the ownership of said property or any part thereof becomes vested in a person other than the Mortgagor, the Mortgaggee may, with notice to the Mortgagor, deal with such successor or successors in interest with reference to this mortgage and the debt herein incurred as the same successively with the Mortgagor, and may forbear to sue or may extend time for payment of the debt, several hands, without shortening or to any way affecting the liability of the Mortgagor hereunder or upon the debt secured.

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IN DUPLICATE
150-7454

3799750

MURKINE II 90192
1819 MURKINE STR.
REGISTRATION NO. O
THIS DOCUMENT WAS PREPARED
BY THE STATE OF ILLINOIS
BUREAU OF MOTOR VEHICLE
REGISTRATION AND TITLE
DEPARTMENT OF TRANSPORTATION
AND IS FOR OFFICIAL USE ONLY.

3799750

47422

STATE OF ILLINOIS
THE COMPANY
BOX 118

NOTICE	TO ADDRESS	TITLE	ACT NUMBER	DATE	PRINTER CARRIER NAME	ACT NUMBER DATE	PRINTER CARRIER NAME
RECEIVED	RECORDED	RECORDED	RECORDED	RECORDED	RECORDED	RECORDED	RECORDED

MURKINE, WALTER J., OWNER
MARKET, INC., DO BUSINESS AT
CALL NUMBER

COUNTY OF ILLINOIS
SULLIVAN
Secretary
Assessor

VAC

MURKINE, WALTER J.

1959

RECEIVED
RECORDED

RECORDED

RECEIVED
RECORDED

RECORDED