

UNOFFICIAL COPY

Mortgage

(Corporate Trustee Form)

Loan No.

7289 2

THIS 11th DENTURE WITNESSETH, That the undersigned

~~MANUFACTURED PROVTS. & 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 December 7, 1987 and known as trust number
7663 hereinafter referred to as the Mortgagor, does hereby Mortgage and Warrant to

7663

FIRST FEDERAL SAVINGS BANK OF PROVISO TOWNSHIP

a corporation organized and existing under the laws of the United States of America herein referred to as the Mortgagor, the following real estate in the County of Cook,

in the State of Illinois, to wit: April 10, 1913.

LOT 48 AND 49 IN BLOCK 34 PROVISO LAND ASSOCIATION TO MAYWOOD IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NO. 15-10-126-038 & 15-10-126-039

Property Address: 130 S 19th Avenue, Maywood, IL 60153

Together with all buildings, improvements, fixtures or appurtenances now or hereafter erected thereon or placed thereon, including all apparatus, equipment, fixtures, or articles, whether as single unit or separately, or otherwise, used to supply heat, gas, air, or refrigeration, water, heat power, refrigeration, ventilation or other services, and any other fixtures, equipment, or articles used in connection therewith, and the furniture, fixtures, and fittings in, to, or upon, or in connection with, the premises, including all fixtures, equipment, or articles used in connection therewith, and any other beds, linens, stores, and similar fixtures, furniture, stores, and similar fixtures, all of which it is intended to be sold, or hereby declared to be a part of said real estate, whether physically attached thereto or not; and also together with all improvements and the rents, issues, and profits of said premises as hereby defined, comprised, transferred, and set over unto the Mortgagor, who is now due or hereafter to become due as aforesaid herein. The Mortgagor is hereby subordinated in 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 thereunto belonging, unto said Mortgagor forever, for the uses herein set forth, free from all right and title under the householder, except and without loss of any share, which said rights and benefits, and Mortgagor, does hereby release and waive.

To Section:
(1) the payment of a Note executed by the Mortgagor in the order of the Mortgagee bearing even date herewith in the principal sum of
FIFTY FIVE THOUSAND TWO HUNDRED AND 00/100 ————— **Dollars**
55,200.00 which Note, together with interest thereon as therein provided, is payable in monthly installments of
SEVEN HUNDRED TWENTY SEVEN AND 11/100 ————— **Dollars**

636.11 3, commencing the 1st day of August, 19 89; which payments are to be applied, first, to interest, and the balance to principal, until paid, and thereafter to prid in full.
12) any advances made by the Mortgagor to the Mortgagor, or its successor in title, or any receiver, at any time before the release and cancellation of this Mortgage, but in no case shall this Mortgage act as a advance on account of said original Note together with such additional advances. In a sum in excess of FIFTY FIVE THOUSAND TWO HUNDRED AND 00/100 Dollars (\$ 55,200.00) provided that, nothing herein contained shall be considered as limiting the amount that shall be secured hereby, if so advanced to protect the security or in accordance with covenants contained in the Mortgage.

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8. To never re provide for the payment of taxes, assessments, insurance premiums, and other annual charges upon the property herein; and, in addition, with other insurance required or accepted, the undersigned promises to pay to the Mortgagor a pro rata portion of the current year taxes upon the above-mentioned real estate and to pay monthly to the Mortgagor, in addition to the above payments, a sum estimated to be equivalent to one-twelfth of such taxes which shall pay the same at the option of the Mortgagor, (a) be held by it and commingled with other such funds as its own funds for the payment of such taxes, (b) carried in a savings account and withdrawn by it to pay such taxes, or (c) be credited to the unpaid balance of said indebtedness as a liquidated amount for the Mortgage advances upon this obligation being sufficient to pay said taxes as the same accrue and become payable. If the amount estimated to be sufficient to pay said taxes is not sufficient, the undersigned promises to pay the deficit as upon demand. If such sums are held or carried to a savings account or are so accounted, the same are hereby pledged to further secure this Indebtedness. The Mortgagor is authorized to pay said items as charged on individual bank statement.

and to be paid out of the rents or proceeds of said or said premises if not otherwise paid. When so required, but without extra compensation, the Mortgagor shall be entitled to inspecting the above-mentioned lot or property and to make any necessary or proper repairs for any damage to it, which do not exceed the amount of the unpaid balance of the principal sum.

b. This is the intent hereto to secure payment of said note and obligations whether the same become due hereunder or by the maturity of the date hereof, or at a later date, and to secure any other amount or amounts that may be added to the mortgage indebtedness under the terms of this mortgage contract.

