

UNOFFICIAL COPY
Lot 8 in Block 1 in the Lenzie First Addition to Hodgkins a
Subdivision in the West 1/2 of the South West 1/4 and the West 1/2 of
the North West 1/4 of Section 15, Township 38 North, Range 12 East of
the Third Principal Meridian, in Cook County, Illinois, according to
the Plat thereof recorded July 14, 1925 as Document 8973825 in Book
209 of Plats Page 32.

Commonly known as: 6020 Lenzie, Hodgkins, IL PIN - 18-15-301-027

PARCEL 2:

Lot 27 in Block 2 in the Lenzie First Addition to Hodgkins, a
Subdivision in the West 1/2 of the South West 1/4 and the West 1/2 of
the North West 1/4 of Section 15, Township 38 North, Range 12 East of
the Third Principal Meridian, in Cook County, Illinois, according to
the Plat thereof recorded July 14, 1925 as Document 8973825 in Book
209 of Plats Page 32.

Commonly known as: 6028 Lenzie, Hodgkins, IL PIN - 18-15-301-028

PARCEL 3:

Lot 9 in Block 3 in the Lenzie First Addition to Hodgkins, a
Subdivision in the West 1/2 of the South West 1/4 and the West 1/2 of
the North West 1/4 of Section 15, Township 38 North, Range 12 East of
the Third Principal Meridian, in Cook County, Illinois, according to
the Plat thereof recorded July 14, 1925 as Document 8975825 in Book
209 of Plats Page 32.

Commonly known as: 6029 Lenzie, Hodgkins, IL PIN - 18-15-302-013

PARCEL 4:

Lot 28 in Block 4 in the Lenzie First Addition to Hodgkins, a
Subdivision in the West 1/2 of the South West 1/4 and the West 1/2 of
the North West 1/4 of Section 15, Township 38 North, Range 12 East of
the Third Principal Meridian, in Cook County, Illinois, according to
the Plat thereof recorded July 14, 1925 as Document 8973825 in Book
209 of Plats Page 32.

Commonly known as: 6027 Lenzie, Hodgkins, IL
PIN - 18-15-302-014

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Property of Cook County Clerk's Office

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RIDER

A. ACCELERATION UPON TRANSFER. If all or any part of the premises or an interest therein is sold, transferred or assigned by Mortgagor without Holders prior written consent, Holder may, at Holders option, declare all sums secured by this Mortgage to be immediately due and payable.

B. ASSIGNMENT OF RENTS. The Mortgagor hereby sells assigns, transfers and sets over unto Walter Mockus, as trustee, all the rents, issues and profits now due and which may hereafter become due under or by virtue of any lease, whether written or verbal, or any letting of, or any agreement for the use or occupancy of any part of the premises hereafter described, which may have been heretofore or may be hereafter made or agreed to, or which may be made or agreed to by the grantee herein under the power herein granted, it being the intention to hereby establish an absolute transfer and assignment of all such leases and agreement of all such leases and agreements and all the avails thereunder unto the grantee herein, upon the property described, and the undersigned hereby appoints irrevocably the above mentioned Walter Mockus their true and lawful attorney in their name and stead to collect all of said rents, issues and profits arising or accruing at any time hereafter, and all now due or that may hereafter become due under each and every of the leases or agreements, written or verbal, existing or hereafter to exist, for said premises, and to use such measures, legal or equitable, as in its discretion may be deemed proper or necessary to enforce the payment of the security of such rents, issues profits, or to secure and maintain possession of said premises or any portion thereof and to fill any and all vacancies, and to rent, lease or let any portion of said premises to any parties, at its discretion, hereby granting full power and authority to exercise each and every rights, privileges and powers herein granted at any and all times hereafter without notice to the grantors herein, their successors and assigns, and further with power to use and apply said rents, issues and profits to the payment of any indebtedness or liability of the undersigned to the said Walter Mockus, as trustee, or his successors or assigns, as the holder or holders of said indebtedness due or to become due under and by virtue of the herein mortgage, and also to the payment of all expenses and the care and management of said premises including taxes and assessments, and the interest of incumbrances, if any, which may in said attorney's judgment be deemed proper and advisable, hereby ratifying all that said attorney may do by virtue hereof.

C. RIGHT OF INSPECTION. Mortgage and any persons authorized by Mortgagee shall have the right at any, upon reasonable notice to Mortgagor, to enter the Mortgaged Property at a reasonable hour to inspect and photograph its condition and state of repair.

D. MAINTENANCE OF MORTGAGED PROPERTY. Mortgagor shall keep and maintain or caused to be kept and maintained all buildings and improvements now or at any time hereafter erected on the Mortgaged Property and the sidewalks and curbs abutting them, in good order and condition and in a rentable and tentable state of repair, and will make or cause to be made, as and when necessary, all repairs, renewals and replacements, structural and non-structural, exterior and interior, ordinary and extraordinary, foreseen and unforeseen. Mortgagor shall abstain from and shall not permit the commission of waste in or about the Mortgaged Property; shall not remove or demolish, or alter the structural character of, any written consent of Mortgagee; and shall not permit the Mortgaged Property to become vacant, deserted or unguarded. Mortgagor shall not permit any lien or claim to be filed against the Mortgaged Property or any part thereof. Mortgagor shall have a period of ten(10) days from the date of such filing to cause such lien or claim to be discharged of record by payment deposit, bond, order of a court competent jurisdiction or otherwise.

INT. W.H.C., C.S.C., G.T., J.A.

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CTTC 7

THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made August 8 19 89, between Gary Crytser and Carol Crytser, his wife; Gary Thorsen and Gayla Thorsen, his wife.

herein referred to as "Mortgagors," and CHICAGO TITLE AND TRUST COMPANY, an Illinois Corporation doing business in Chicago, Illinois, herein referred to as TRUSTEE, witnesseth: THAT, WHEREAS the Mortgagors are justly indebted to the legal holders of the Instalment Note hereinafter described, said legal holder or holders being herein referred to as Holders of the Note, in the principal sum of Two hundred thousand & no/100 (\$200,000.00)

evidenced by one certain Instalment Note of the Mortgagors of even date herewith, made payable to THE CRIER OF BEARER Dollars,

and delivered, in and by which said Note the Mortgagors promise to pay the said principal sum and interest from date hereof on the balance of principal remaining from time to time unpaid at the rate of Ten per cent per annum in instalments (including principal and interest) as follows:

Eighteen hundred and seventeen & 42/100 (\$18,172.42) Dollars or more on the First day of September 19 89, and Eighteen hundred and seventeen & 42/100 (\$18,172.42) Dollars or more on the 10th day of each month thereafter until said note is fully paid except that the final payment of principal and interest, if not sooner paid, shall be due on the 10th day of September, 1994. All such payments on account of the indebtedness evidenced by said note to be first applied to the unpaid principal balance and the remainder to principal; provided that the principal of each instalment unless paid when due shall bear interest at a rate of Twelve per annum, and all of said principal and interest being made payable at such banking house or trust company in Chicago, Illinois, as the holders of the note may, from time to time, in writing appoint, and in absence of such appointment, then at the office of Walter Mockus at in said City, of Addison, Ill 60101-730 Sherwood

NOW, THEREFORE, the Mortgagors to secure the payment of the said principal sum of money and said interest in accordance with the terms, provisions and limitations of this trust deed, and the performance of the covenants and agreements herein contained, by the Mortgagors to be performed, and also in consideration of the sum of One Dollar in hand paid, the receipt whereof is hereby acknowledged, do by these presents CONVEY and WARRANT unto the Trustee, its successors and assigns, the following described Real Estate and all of their estate, right, title and interest therein, situate, lying and being in the Village of Hodgkins COUNTY OF Cook AND STATE OF ILLINOIS, to wit:

(legal description and Rider attached hereto)

THIS IS A PART PURCHASE MONEY SECOND MORTGAGE

which, with the property hereinafter described, is referred to herein as the "premises." TOGETHER with all improvements, covenants, easements, fixtures, and appurtenances thereto belonging, and all rents, issue and profits thereof for so long and during all such times as hereinafter may be entitled thereto (which are pledged primarily and on a parity with said real estate and not secondarily) and all apparatus, equipment or articles now or hereafter therein or thereon used to supply heat, gas, air conditioning, water, light, power, refrigeration (whether single units or centrally controlled), and ventilation, including (without restricting the foregoing), screens, window shades, storm doors and windows, floor coverings, radiator beds, awnings, stoves and water heaters. All of the foregoing are declared to be a part of said real estate whether physically attached thereto or not, and it is agreed that all similar apparatus, equipment or articles hereafter placed in the premises by the mortgagor or their successors or assigns shall be considered as constituting part of the real estate.

TO HAVE AND TO HOLD the premises unto the said Trustee, its successors and assigns, forever, for the purposes and upon the uses and trusts herein set forth, free from all rights and benefits under and by virtue of the Homestead Exemption Laws of the State of Illinois, which said rights and benefits the Mortgagors do hereby expressly release and waive.

This trust deed consists of two pages. The covenants, conditions and provisions appearing on page 2 (the reverse side of this trust deed) are incorporated herein by reference and are a part hereof and shall be binding on the mortgagors, their heirs, successors and assigns.

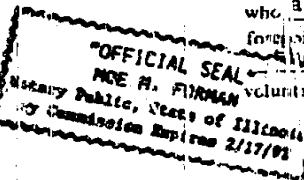
WITNESS the hand S and seal S of Mortgagors the day and year first above written.

Gary Thorsen [SEAL]
Gayla Thorsen [SEAL]

Gary Crytser [SEAL]
Carol Crytser [SEAL]

STATE OF ILLINOIS, I, Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT Gary Crytser and Carol Crytser, his wife; Gary Thorsen and Gayla Thorsen, his wife

who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.



Notarial Seal

8th day of August 19 89

Walter Mockus Notary Public

None affects aptly on car 998185, 998192, 126599, 1265993
8-9-89

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