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To secure payment of the indebtedness evidenced by the Note and the hereinafter defined liabilities, including, without limitation, future advances, if any, on the Note, prior to its express maturity date and in all events prior to twenty (20) years from the date hereof, to the same extent as if such advances were made on the date of the Note, Borrower does by these presents CONVEY and MORTGAGE unto Lender, all of Borrower's estate, right, title and interest in the real estate situated, lying and being in the County of Cook, and State of Illinois, legally described as follows:

If the aforementioned interest rate mentioned in the Note, or if the Note contains no definition of prime rate, then prime rate means the rate of interest established from time to time by Lender as its prime rate, and used by it in computing interest on those loans on which interest is established with relationship to the Lender's prime rate, all as shown on the books and records of Lender, which prime rate will fluctuate hereunder from time to time concurrently with each change in Lender's prime rate, with or without notice to anyone. Nothing herein contained shall be construed as defining "prime rate" as the rate charged by Lender to its most credit-worthy customers. Interest on the outstanding principal balance of the Note shall be increased to the rate of four percent (4%) in excess of the aforesaid rate then in effect, after maturity of the Note or upon default under the Note or this Mortgage. If any payment of interest or principal on the Note is not received as and when due, Borrower shall be charged a late fee as follows: A 5% late charge shall be due on all payments made seven (7) days or more after the payment due date.

Interest only on the principal balance outstanding from time to time shall be payable monthly commencing on December 1, 1989 and continuing on the same day of each month thereafter to and including July 1, 1990. Beginning August 1, 1990, and continuing on the first day of each month thereafter, principal and interest payments of \$4,800.00 shall be payable, with a final payment of all unpaid principal and interest, if not sooner paid, on November 1, 1992.

Beverly Trust Company, not personally but as Trustee Under Trust Agreement dated June 15, 1989 and known as Trust No. 8-8797, (if the party in foregoing blank is not Borrower, such other party is hereinafter referred to as "Obligor") has executed a promissory note ("Note") dated as of the date of this Mortgage, payable to the order of Lender, in the principal amount of Four Hundred Fifty Thousand and 00/100 Dollars (\$450,000.00). Interest on the outstanding principal balance of the Note shall accrue at the rate of 11.5% per annum. The principal and interest of the Note are payable as follows:

WITNESSETH:

THIS MORTGAGE is dated as of November 1, 1989, and is executed by Beverly Trust Company located at 10312 South Cicero in Oak Lawn, Illinois 60453, ("Borrower"), the record owner of the Premises, as hereinafter defined, in favor of Cole Taylor Bank, an Illinois banking corporation located at 1542 West 47th Street in Chicago, Illinois ("Lender").

COMMERCIAL MORTGAGE, SECURITY AGREEMENT AND
FIXTURE FILING
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NOTE IDENTIFIED

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Further, Borrower does hereby pledge and assign to Lender, all leases, written or verbal, rents, issues and profits of the Premises, including without limitation, all rents, issues, profits, revenues, royalties, bonuses, rights and benefits now due, past due, or to become due and all deposits of money as advance rent or for security, under any and all present and future leases of the Premises or any other agreement for the occupancy or use of all or any part of the Premises, together with the right, but not the obligation, to collect, receive, demand, sue for and recover the same when due or payable, Borrower hereby authorizing Lender or Lender's agents to collect the aforesaid rents and revenues and hereby directing each tenant of the Premises to pay such rent to Lender or Lender's agents and hereby accepting of this Mortgage agrees, as a personal covenant applicable to Borrower only, and not as a limitation or condition hereof and not available to anyone other than Borrower, that until a Default, as hereinafter defined, shall occur or an event shall occur, which under the terms hereof shall give to Lender the right to foreclose this Mortgage, Borrower may collect, receive and enjoy such avals. Borrower agrees that each tenant of the Premises shall pay such rents to Lender or Lender's agents on Lender's written demand and therefor without any liability on the part of said tenant to inquire further as to the existence of a Default by Borrower or Obligor. Borrower hereby covenants that Borrower has not executed any prior assignment of said rents, that Borrower has not performed, and will not perform, any acts or has not executed, and will not execute, any instruments which would prevent Lender from exercising any rights pursuant to such rents or other amounts, that at the time of execution of this Mortgage there has been no anticipation or prepayment of the rents for the Premises and that Borrower will not hereafter collect or accept payment of any rents of the Premises prior to the due dates of such rents.

Permanent Tax Number 19-10-229-015, 016, 017 and 025
 5041-5054 S. Archer Ave. Chicago, IL
 which is referred to herein as the "Premises," together with all improvements, buildings, tenements, hereditaments, appurtenances, gas, oil, minerals, easements located in, on, over or under the Premises, and all types and kinds of goods, inventory, accounts, chattel paper, general intangibles, furniture, fixtures, apparatus, machinery and equipment, including, without limitation, all of the foregoing used to supply heat, gas, air conditioning, water, light, power, refrigeration or ventilation (whether single units or centrally controlled) and all screens, window shades, storm doors and windows, floor coverings, awnings, stoves and water heaters, whether now on the Premises or hereafter erected, installed or placed on or in the Premises, or used in connection with the Premises and whether or not physically attached to the Premises. The foregoing items are and shall be deemed a part of the Premises and a portion of the security for the Liabilities as between the parties hereto and all persons claiming by, through or under them. Portions of the foregoing are goods which are or shall become fixtures on the Premises, and Borrower agrees that the filing of this Mortgage in the real estate records of Cook County, Illinois shall also operate, at the time of such filing, as a fixture filing in accordance with the provisions of the Uniform Commercial Code as adopted in the State of Illinois.

Lot 8, 9, 10, 11, 12 and 13 in Block 14 in William A. Bond and Company's Archer Home addition, being a subdivision of Blocks 1 to 16 inclusive in William A. Bond's Subdivision of the East 1/2 of the Northeast 1/4 of Section 10, Township 38 North, Range 13, East of the Third Principal Meridian in Cook County, Illinois (otherwise known as 5050 South Archer Avenue, Chicago, Illinois).

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Further, Borrower warrants, covenants and agrees as follows:

1. **Duty To Maintain Premises and Title to Premises.** Borrower shall (a) promptly repair, restore or rebuild any buildings or improvements now or hereafter on the Premises which may become damaged or be destroyed; (b) keep the Premises in good condition and repair, without waste, and, except for this Mortgage, free from any encumbrances, mechanic's liens or other liens or claims for lien; (c) pay when due any indebtedness which may be secured by a lien or charge on the Premises, and upon request exhibit satisfactory evidence of the discharge of such lien to Lender; (d) complete within a reasonable time any building or buildings now or at any time in process of erection upon the Premises; (e) comply with all requirements of all laws or municipal ordinances with respect to the Premises and the use of the Premises; (f) refrain from impairing or diminishing the value of the Premises.
2. **Taxes, Assessments and Charges.** Borrower shall pay, when due and before any penalty attaches, all general taxes, special taxes, special assessments, water charges, drainage charges, sewer service charges, and other charges against the Premises. Borrower shall, upon written request, furnish to Lender duplicate paid receipts for such taxes, assessments and charges. To prevent Default hereunder Borrower shall pay in full prior to such tax, assessment or charge becoming delinquent under protest, in the manner provided by statute, any tax, assessment or charge which Borrower may desire to contest.
3. **Leases.** Upon the request of Lender, Borrower shall deliver to Lender all original leases of all or any portion of the Premises, together with assignments of such leases from Borrower to Lender, which assignments shall be in form and substance satisfactory to Lender.
4. **Condemnation.** Any awards of damage resulting from condemnation proceedings, exercise of the power of eminent domain, or the taking of the Premises for public use are hereby transferred, assigned and shall be paid to Lender and the proceeds or any part thereof may be applied by Lender, after the payment of all of its expenses, including costs and attorneys' fees, to the reduction of the indebtedness secured hereby and Lender is hereby authorized, on behalf and in the name of Borrower, to execute and deliver valid acquittances and to appeal from any such award.
5. **Non-Exclusivity and Preservation of Remedies.** No remedy or right of Lender hereunder shall be exclusive. Each right and remedy of Lender with respect to this Mortgage shall be in addition to every other remedy or right now or hereafter existing at law or in equity. No delay by Lender in exercising, or omission to exercise, any remedy or right accruing on Default shall impair any such remedy or right, or shall be construed to be a waiver of any such Default, or acquiescence therein, nor shall it affect any subsequent Default of the same or a different nature. Every such remedy or right may be exercised concurrently or independently, and when and as often as may be deemed expedient by Lender.
6. **Insurance.** Borrower shall keep all buildings and improvements now or hereafter situated on the Premises insured against loss or damage by fire, lightning, windstorm and such other hazards as may from time to time be designated by Lender, including, without limitation, flood damage, where Lender is required by law to have the loan evidenced by the Note so insured. Each insurance policy shall be for an amount sufficient to pay the cost of replacing or repairing the buildings and improvements on the

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Premises and, in no event less than the outstanding principal amount of the Note; all policies shall be issued by companies satisfactory to Lender. Each insurance policy shall be payable, in case of loss or damage, to Lender. Each insurance policy shall contain a lender's loss payable clause or endorsement, in form and substance satisfactory to Lender. Borrower shall deliver all insurance policies, including additional and renewal policies, to Lender. In case of insurance about to expire, Borrower shall deliver to Lender renewal policies not less than ten days prior to the respective dates of expiration. Upon the occurrence of any event insured against by any of the aforementioned insurance policies, and the receipt of insurance proceeds by Lender, Lender shall, at its option, after payment of all of Lender's costs and expenses with respect thereto, including outside or in-house attorneys' fees, apply such proceeds to the reduction of the Liabilities, in such order of application as Lender may determine.

7. Expenses. Upon Default hereunder, and at any time during a suit to foreclose the lien of this Mortgage and prior to a sale of the Premises, Lender may, but need not, make any payment or perform any act required of Borrower hereunder in any form and manner deemed expedient by Lender, and Lender may, but need not, make full or partial payments of principal or interest on any encumbrances effecting the Premises and Lender may purchase, discharge, compromise or settle any tax lien or other lien or title or claim thereof, or redeem from any tax sale or forfeiture effecting the Premises or contest any tax or assessment. All moneys paid for any of the purposes herein authorized and all expenses paid or incurred in connection therewith, including outside or in-house attorneys' fees, and any other moneys advanced by Lender to protect the Premises or the lien hereof, plus reasonable compensation to Lender for each matter concerning which action herein authorized may be taken, shall be additional Liabilities and shall become immediately due and payable without notice and with interest thereon at a per annum rate equivalent to the post maturity or post default (whichever is higher) interest rate set forth in the Note. Inaction of Lender shall never be considered as a waiver of any right accruing to Lender on account of any Default hereunder.

8. No Inquiry for Expenses. If Lender makes any payment authorized by this Mortgage relating to taxes, assessments, charges or encumbrances, Lender may do so according to any bill, statement or estimate received from the appropriate public office without inquiry into the accuracy or validity of such bill, statement or estimate or into the validity of any tax, assessment, sale, forfeiture, tax lien or title or claim thereof.

9.1 Environmental Warranties and Representations. Borrower warrants and represents to Lender that no release of any petroleum, oil or chemical liquids or solids, liquid or gaseous products or hazardous waste or any other pollution or contamination ("Environmental Contamination") has occurred or is existing on any portion of any Premises or, to the best knowledge of Borrower, on any other real estate now or previously owned, leased, occupied or operated by Borrower or Obligor or with respect to Borrower's or Obligor's business and operations, and neither Borrower nor Obligor has received notice from any source, oral or written, of any of the following occurrences:

- 9.1.1 any such Environmental Contamination;
- 9.1.2 that Borrower's or Obligor's business and operations are not in full compliance with requirements of federal, state or local environmental, health and safety statutes or regulations;

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9.1.3 that Borrower or Obligor is the subject of any federal, state or local investigation evaluating whether any remedial action is needed to respond to any Environmental Contamination, alleged or otherwise;

9.1.4 that any portion of the Premises or of any other property or assets of Borrower, or Obligor real or personal, is subject to any lien arising under any federal, state or local environmental, health and safety statutes or regulations.

9.2 **Environmental Covenants and Agreements.** Borrower covenants and agrees, until all Liabilities are paid in full:

9.2.1 Borrower shall not cause or permit to exist any Environmental Contamination on any portion of the Premises or on any portion of any other real estate now or hereafter owned, leased, occupied or operated by Borrower or Obligor, or with respect to the business and operations of Borrower or Obligor.

9.2.2 Borrower shall immediately notify Lender of its receipt of any notice, oral or written, of the type described in Paragraph 9.1 of this Mortgage.

9.3 **Environmental Indemnification.** Borrower hereby indemnifies and holds Lender harmless from and against all losses, costs, claims, causes of action, damages (including special, consequential and punitive damages), and including in-house or outside attorneys' fees and costs, incurred by Lender and in any manner related to or arising from the breach of any of the foregoing warranties, representations, covenants, agreements or Lender's becoming liable, in any manner whatsoever, under the Act or for any Environmental Contamination previously, now or hereafter existing or occurring on any portion of the Premises or on any other real estate previously, now or in the future owned, leased, occupied or operated by Borrower or Obligor or occurring with respect to Borrower's or Obligor's business or operations, which indemnification shall survive the payment in full of the Liabilities.

9.4 **Environmental Defaults.** The breach of any warranties, representations, covenants or agreements contained in Paragraphs 9.1 through 9.3 of this Mortgage or the giving to Borrower or Obligor of any notice of the type described in Paragraph 9.1 of this Mortgage (regardless of whether any Environmental Contamination of the type described in Paragraph 9.1 of this Mortgage has occurred and regardless of whether Borrower has notified Lender of the receipt of any such notice) shall entitle Lender to accelerate the maturity of all Liabilities, and all such Liabilities shall become immediately thereafter due and payable, and if payment thereof is not immediately made, Lender shall have all remedies stated in this Mortgage or otherwise available to it.

9.5 **Environmental Provisions Binding On Beneficiaries.** If Borrower is a land trustee, all warranties, representations, covenants and agreements contained in Paragraphs 9.1 through 9.4 of this Mortgage shall also apply and refer to any beneficiaries of the land trust of which Borrower is trustee.

10. **Default** Upon Default, at the sole option of Lender, the Note and any other Liabilities shall become immediately due and payable and Borrower shall pay all expenses of Lender including in-house and outside attorneys' fees and expenses incurred in connection with this Mortgage and all expenses incurred in the enforcement of Lender's rights in the Premises and other costs incurred in connection with the disposition of the

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Premises. The term "Default" when used in this Mortgage means (a) any one or more of the events, conditions or acts, if any, defined as a "Default" in the Note, all of which are hereby incorporated by reference herein, (b) the failure of Borrower or, if applicable, Obligor to pay the Note, in accordance with the terms of the Note, (c) the falsity of, or failure of Borrower or, if applicable, Obligor, to comply with or to perform, any representation, warranty, term, condition, covenant or agreement contained in this Mortgage, the Note or any instrument securing any Liabilities, (d) the occurrence of any event described in this or any other document, giving Lender the right to accelerate the maturity of any of the Liabilities or constituting a default of any of the Liabilities or (e) if Borrower is a land trustee, the failure of any beneficiaries of the land trust of which Borrower is trustee to comply with or perform any covenant or agreement contained in any instrument securing the Liabilities.

11. **Due on Sale.** Notwithstanding any other provisions of this Mortgage, except as provided in the Note, no sale, lease, mortgage, trust deed, grant by Borrower of an encumbrance of any kind, conveyance, contract to sell, or transfer of the Premises, or any part thereof, or transfer of occupancy or possession of the Premises, or any part thereof, shall be made without the prior written consent of Lender. If Borrower is a land trustee, no sale, assignment, grant of an encumbrance of any kind, conveyance or contract to sell or transfer the Premises or any part thereof or all or any part of the beneficial interests in the land trust of which Borrower is trustee, or transfer of occupancy or possession of the Premises, or any part thereof, shall be made by the beneficiaries of such land trust without the prior written consent of the Lender.

12. **Definition of Liabilities.** "Liabilities" means all obligations of Borrower or Obligor or, if Borrower is a land trustee, any beneficiaries of the land trust of which Borrower is trustee, to Lender for payment of any and all amounts due under the Note, this Mortgage and of any indebtedness, or contractual duty of every kind and nature of Borrower or Obligor or such beneficiaries or any guarantor of the Note to Lender, howsoever created, arising or evidenced, whether direct or indirect, absolute or contingent, joint or several, now or hereafter existing, due or to become due and howsoever owned, held or acquired, whether through discount, overdraft, purchase, direct loan or as collateral, or otherwise. "Liabilities" also includes all amounts so described herein and all costs of collection, legal expenses and in-house or outside attorneys' fees incurred or paid by Lender in attempting the collection or enforcement of the Note or this Mortgage, or any extension or modification of this Mortgage or the Note, any guaranty of the Note, or any other indebtedness of Borrower or Obligor or the aforementioned beneficiaries or any guarantor of the Note to Lender, or in any legal proceeding occurring by reason of Lender's being the mortgagee under this Mortgage or any extension or modification thereof or the payee under the Note or any extension or modification thereof, including but not limited to any declaratory judgment action, or in the repossession, custody, sale, lease, assembly or other disposition of any collateral for the Note. Notwithstanding anything contained herein to the contrary, in no event shall the lien of this Mortgage secure outstanding Liabilities in excess of 200% of the original stated principal amount of the note.

13. **Foreclosure.** When any of the Liabilities shall become due whether by acceleration or otherwise, Lender shall have the right to foreclose the lien of this Mortgage. In any suit to foreclose the lien of this Mortgage, there shall be allowed and included as additional indebtedness in the judgment of foreclosure all expenditures and expenses which may be paid or incurred by or on behalf of Lender for attorneys' fees, appraiser's fees, outlays for documentary and expert evidence, stenographers' charges,

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publication costs and costs of procuring all abstracts of title, title searches and examinations, title insurance policies, Torrens certificates, and similar data and assurances with respect to title as Lender may deem to be reasonably necessary either to prosecute the foreclosure suit or to evidence to bidders at any foreclosure sale. All of the foregoing items, which may be expended after entry of the foreclosure judgment, may be estimated by Lender. All expenditures and expenses mentioned in this paragraph shall become additional Liabilities and shall be immediately due and payable, with interest thereon at a rate equivalent to the post-maturity or post-default (whichever is higher) rate set forth in the Note or herein, when paid or incurred by Lender. This paragraph shall also apply to any expenditures or expenses incurred or paid by Lender or on behalf of Lender in connection with (a) any proceeding, including without limitation, probate and bankruptcy proceedings, to which Lender shall be a party, as plaintiff, claimant, defendant or otherwise, by reason of this Mortgage or any Liabilities or (b) preparations for the commencement of any suit for the foreclosure of this Mortgage after accrual of the right to foreclose whether or not actually commenced or preparation for the commencement of any suit to collect upon or enforce the provisions of the Note or any instrument which secures the Note after default under the Note, whether or not actually commenced; or (c) preparations for the defense of any threatened suit or proceeding which might effect the Premises or the security hereof, whether or not actually commenced.

14. **Proceeds of Foreclosure** The proceeds of any foreclosure sale shall be distributed and applied in the following order of priority: first, to the reasonable expenses of such sale; second, to the reasonable expenses of securing possession of the Premises before sale, holding, maintaining and preparing the Premises for sale, including payment of taxes and other governmental charges, premiums on hazard and liability insurance, management fees, reasonable in-house attorneys' fees, payments made pursuant to Section 15-1505 of the Illinois Mortgage Foreclosure Law or otherwise authorized in this Mortgage and other legal expenses incurred by Lender; third, to the satisfaction of claims in the order of priority adjudicated in the judgment of foreclosure, and with respect to the Liabilities, first to all items which, under the terms of this Mortgage, constitute Liabilities secured by this Mortgage additional to that evidenced by the Note, with interest thereon as herein provided, second to interest remaining unpaid on the Liabilities evidenced by the Note and third to unpaid principal of the Liabilities; evidenced by the Note fourth, to remittance of any surplus to Borrower or as otherwise directed by the court.

15. **Receiver**. Upon, or at any time after the filing of a complaint to foreclose this Mortgage, as otherwise permitted by the Illinois Mortgage Foreclosure Law, the court in which such suit is filed may appoint a receiver of the Premises, or may appoint the Lender as a mortgagee-in-possession of the Premises. Such receiver, or Lender as mortgagee-in-possession, shall have power to collect the rents, issues and profits of the Premises and shall also have all other powers which may be necessary or are usual for the protection, possession, control, management and operation of the Premises.

16. **Unavailability of Certain Defenses**. No action for the enforcement of the lien or of any provision of this Mortgage shall be subject to any defense which would not be good and available to the party interposing the same in an action at law upon the Note.

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17. **Inspection.** Lender shall have the right, but not the obligation, in its sole discretion, to inspect the Premises at all reasonable times and access thereto shall be permitted for that purpose. The foregoing does not relieve Borrower from any obligation, under this Mortgage, the Note or any other instrument securing the Liabilities, to maintain the Premises.

18. **Release.** Lender shall release this Mortgage by a proper release upon payment in full of the Note and all Liabilities, and thereupon Lender shall pay all expenses, including recording fees and otherwise, to release its security interest hereby created. If Borrower or, if applicable, Obligor, is entitled to make future draws and repayments under the Note, under a revolving credit arrangement, in the event that the outstanding balance of the Note has been paid in full and upon receipt by Lender of a written request to reduce the amount which Lender is obligated to loan Borrower, or if applicable, Obligor, to less than \$5,000.00, Lender shall release this Mortgage to the extent the Mortgage secures payment of the Note, and Lender shall pay all expenses of such release.

19. **Estoppel Statement by Borrower.** Borrower shall, within ten days of a written request therefor from Lender, furnish Lender with a written statement, duly acknowledged, setting forth the then outstanding balance of the Note and that there are no rights of set-off, counterclaim or defense which exist against such balance or any of the other Liabilities.

20. **Taxes and Insurance.** On written request by Lender, Borrower shall pay to Lender on the day monthly installments of principal and/or interest are payable under the Note, until the Note is paid in full, a sum (herein "Funds") equal to one-twelfth of the yearly taxes and assessments on the premises, if any, plus one-twelfth of yearly premium installments for hazard insurance, plus one-twelfth of yearly premium installments on mortgage insurance, if any, all as reasonably estimated initially and from time to time by Lender on the basis of assessments and bills and reasonable estimates thereof. The Funds shall be held in an institution the deposits or accounts of which are insured or guaranteed by a Federal or state agency (including Lender if Lender is such an institution). Lender shall apply the Funds to pay said taxes, assessments, and insurance premiums. Lender shall not be required to pay Borrower any interest or earnings on the Funds. Lender shall give to Borrower, without charge on Borrower's written request, an accounting of the Funds showing credits and debits to the Funds and the purpose for which each debit to the Funds was made. The Funds are pledged as additional security for the payment of the Liabilities. If the amount of the Funds held by Lender, together with the future monthly installments of Funds payable prior to the due dates of taxes, assessments and insurance premiums shall exceed the amount required to pay said taxes, assessments and insurance premiums as they fall due, such excess shall be if requested by Borrower at Borrower's option, either promptly repaid to Borrower or credited to Borrower on monthly installments of Funds. If the amount of the Funds held by Lender shall not be sufficient to pay taxes, assessments and insurance premiums as they fall due, Borrower shall pay to Lender any amount necessary to make up the deficiency within 10 days from the date notice is mailed by Lender to Borrower requesting payment thereof. Upon payment in full of all Liabilities, Lender shall promptly refund to Borrower any Funds held by Lender. If the Premises are sold during or on the completion of any foreclosure proceedings, Lender shall apply, no later than immediately prior to the sale of the Premises, any Funds held by Lender at the time of application as a credit against the Liabilities.

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21. Binding on Assigns. This Mortgage and all provisions hereof, shall extend to and be binding upon Borrower and all persons or parties claiming under or through Borrower. The singular shall include the plural, the plural shall mean the singular and the use of any gender shall be applicable to all genders. The word "Lender" includes the successors and assigns of Lender.

22. WAIVER OF REDEMPTION. IF THE PREMISES ARE NOT RESIDENTIAL REAL ESTATE AS DEFINED IN THE ILLINOIS MORTGAGE FORECLOSURE LAW, BORROWER HEREBY WAIVES ANY AND ALL RIGHTS OF REDEMPTION FROM ANY JUDGMENT OF FORECLOSURE OF THIS MORTGAGE, ON ITS OWN BEHALF AND ON BEHALF OF EACH AND EVERY PERSON CLAIMING THROUGH BORROWER AS A SUCCESSOR.

23. Special Provisions Concerning Land Trustee. If Borrower is a land trustee, this Mortgage is executed by Borrower not personally, but as Trustee in exercise of the power and authority conferred upon and vested in it as such Trustee, and insofar as said Trustee is concerned, is payable only out of the trust estate which in part is securing the payment hereof and through enforcement of the provisions of any other collateral or guaranty from time to time securing payment hereof; no personal liability shall be asserted or be enforceable against Borrower, as Trustee, because or in respect of this Mortgage or the making, issue or transfer thereof, all such personal liability of said Trustee, if any, being expressly waived in any manner.

24. Waiver of Homestead. Borrower hereby waives and conveys to Lender any rights or estate of homestead in the Premises which Borrower may now or hereafter have under the laws of the State of Illinois. If anyone in addition to Borrower has executed this Mortgage, such person, by his or her signature, hereby waives and conveys to Lender any rights or estate of homestead in the Premises which such person may now or hereafter have under the laws of the State of Illinois, and the signature of such person is made solely for purposes of such waiver or conveyance.

25. Governing Law; Severability. This Mortgage has been made, executed and delivered to Lender in Illinois and shall be construed in accordance with the internal laws of the State of Illinois. Wherever possible, each provision of this Mortgage shall be interpreted in such manner as to be effective and valid under applicable law. If any provisions of this Mortgage are prohibited by or determined to be invalid under applicable law, such provisions shall be ineffective to the extent of such prohibitions or invalidity, without invalidating the remainder of such provisions or the remaining provisions of this Mortgage.

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WITNESS Borrower has executed and delivered this Mortgage as of the day and year set forth above.

ADDITIONAL SIGNATORIES FOR
WAIVING AND CONVEYING HOMESTEAD
RIGHTS, IF ANY:

N/A

BORROWER:
Beverly Trust Company, as Trustee as
aforesaid and not personally:

By:

Alayne Pollock

Its:

TRUST OFFICER

Attest:

By:

Alise Page

Its:

ASSISTANT TRUST OFFICER

3843815

This document prepared by:

Core Taylor Bank
Attn: Commercial Real Estate Department
1542 West 47th Street
Chicago, Illinois 60609

This document is made by Beverly Trust Company as Trustee and accepted upon the express understanding that the Beverly Trust Company enters into the same not personally, but only as Trustee and that no personal liability is assumed by nor shall be asserted or enforced against Beverly Trust Company because of or on account of the making or executing this document or of anything therein contained, all such liability, if any being expressly waived, nor shall Beverly Trust Company be held personally liable upon or in consequence of any of the covenants of this document, either expressed, or implied.

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NOTARIZATION FOR INDIVIDUAL(S)

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

I, _____, a Notary Public in and for said County, in the State aforesaid, do hereby certify that on the _____ day of _____, 19____, personally appeared before me _____, known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing Mortgage, and acknowledged that _____ signed the foregoing as his/her/their free and voluntary act, including, if applicable, any waiver or conveyance of redemption or homestead.

Given under my hand and notarial seal this _____ day of _____, 19____.

(SEAL)

NOTARY PUBLIC

My Commission Expires: _____

NOTARIZATION FOR CORPORATION

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

I, _____, a Notary Public in and for said County and State, hereby certify that on the _____ day of _____, 19____, personally appeared before me _____ and _____, known to me to be the persons whose names are subscribed to the foregoing Mortgage and known to me to be the _____ and _____ respectively, of _____, a(n) _____ corporation, and acknowledged and agreed that they signed the foregoing Mortgage, as said officers, and affixed the corporate seal of said corporation thereto, all for and on behalf of said corporation, as their free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes therein set forth, including, if applicable, any waiver or conveyance of redemption or homestead.

Given under my hand and notarial seal this _____ day of _____, 19____.

(SEAL)

NOTARY PUBLIC

My Commission Expires: _____

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NOTARIZATION FOR LAND TRUSTEE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

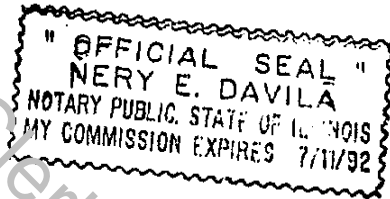
I, THE UNDERSIGNED, a Notary Public in and for said County, in the State aforesaid, hereby certify that on the 17TH day of NOVEMBER, 1989, personally appeared before me ALYNE POLIKOFF and ALICE PAGE known to me to be the same persons whose names are subscribed to the foregoing Mortgage and known to me to be the TRUST OFFICER and ASSISTANT TRUST OFFICER, respectively, of BEVERLY TRUST CO. a(n) ILLINOIS (corporation) (association), as Trustee, and acknowledged and agreed that they signed the foregoing Mortgage, as said officers and affixed the seal of said Bank thereto, as Trustee, all for and on behalf of said (corporation) (association), as Trustee, as their free and voluntary act and as the free and voluntary act of said Bank, as Trustee, for the uses and purposes therein set forth, including, if applicable, any waiver or conveyance of redemption or homestead.

Given under my hand and notarial seal this 17TH day of NOVEMBER, 1989.

(SEAL)

Nery E. Davila
NOTARY PUBLIC

My Commission Expires 7-11-92



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CAROL NOSELEY BRAUN
REGISTRAR OF TITLES

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Submitted by	_____
Address	_____
Phone	_____
Business Certif. No.	_____
Account	_____
Doc.	_____
Acq.	_____
Notific.	_____
Cur.	_____

CHICAGO TITLE INS.

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