

- 18. Transfer of the Property; Assumption. If all or any part of the Property or an interest therein is sold or transferred by Borrower without Lender's prior written consent, excluding (a) the creation of a lien or encumbrance subordinate to this Trust Deed, (b) the creation of a purchase money security interest for household appliances, (c) a transfer by devise, descent or by operation of law upon the death of a joint tenant or (d) the grant of any leasehold interest of three years or less not containing an option to purchase, Lender may, at Lender's option, declare all the sums secured by this Trust Deed to be immediately due and payable. Lender shall have waived such option to accelerate if, prior to the sale or transfer, Lender and the person to whom the Property is to be sold or transferred reach agreement in writing that the credit of such person is satisfactory to Lender and that the interest payable on the sums secured by this Trust Deed shall be at such rate as Lender shall request. If Lender has waived the option to accelerate provided in this paragraph 18, and if Borrower's successor in interest has executed a written assumption agreement accepted in writing by Lender, Lender shall release Borrower from all obligations under this Trust Deed and the Note.
- 19. All of the terms and provisions of the certain loan commitment, (as stated in the offer of the South Shore Bank of Chicago, dated March 12, 1990 addressed to and accepted by Marc Loncar & Ljiljana Loncar as are not herein otherwise set forth and as are relevant and germane hereto and the loan evidenced by the within and foregoing Trust Deed and this rider thereto, are hereby incorporated herein and made a part hereof as though fully set forth and recited herein.
- 20. Additional Payment due hereunder: In addition to monthly payments of principal and interest there shall be due and payable hereunder, and paid, monthly deposits of funds equal to one-twelfth (1/12) of the last ascertainable bills for general taxes during each year the said Note shall be unpaid, such funds so paid shall be held by the Holder of said Note and used by said Holder to pay general taxes from time to time levied and due upon the real estate and improvements thereon given as security under said Note. No interest shall accrue in favor of or be or become due the maker hereof, or any of its beneficiaries upon any funds so deposited.
- 21. The proceeds of the loan secured by this mortgage will be used for the purpose specified in Paragraph 6404 (c) of Chapter 17 of the Illinois Revised Statutes, and that the principal obligation secured hereby constitutes a business loan which comes within purview of said paragraph.
- 22. The mortgagor hereby waives any and all rights of redemption from sale under any order or decree of foreclosure of this trust deed, on its own behalf and on behalf of each and every person except decree or judgement creditors of the mortgagor, acquiring any interest in or title to the premises subsequent to the date of this trust deed.

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If it is expressly indicated on this copy and retained in the copies made, it is hereby understood that each and all of the parties to this instrument are advised that the provisions of this instrument on the part of said Trustee are available for review and execution of all such provisions, including all such agreements, representations, covenants, and obligations, and that the Trustee is not responsible for the accuracy of the information contained herein, and that the Trustee is not responsible for the accuracy of the information contained in the public records of the County of Cook, Illinois, and that the Trustee is not responsible for the accuracy of the information contained in any title be asserted or referable against the Chicago Land Trust, or any of its subsidiaries, under said Trust Agreement, on account of this instrument or on account of any records, instruments, maps, plans, contracts, indentures or agreements of the said Trustee in this instrument contained, either expressed or implied, all such payment liability, if any, being expressly waived and released.

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Handwritten initials

1990 APR 19 PM 12:32

CAROL ROSELEY DEPAUL
REGISTRAR OF TITLES

3874251

3874251

Submitted	
Address	
Promisor	
Debtor	
Address	3874251
County	

Property	
Address	
Notified	
CC#	6511054

CHICAGO TITLE INS
BOX 923

Handwritten: 12/14/79
IN DUPLICATE