2001-08-20 13:42:40

Cook County Recorder

23.50

JUNIOR MORTGAGE

The Mongagor, FAITH KNOTT, of

County of Cook, and State of Illinois, mortgages as set forth below to Mortgagee, JANICE BRANDON, of

County of Cook, and State of Illinois to secure the payment of a promissory note executed by the said Mortgagors bearing the same date as this mortgage, pryable to the

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order of said Mortgagee, for the principal sum of \$9,000.00, with interest thereon at the rate of 10 % percent per annum from the date hereof until paid, payable in installments on the first day of each month as follows:

\$ 78.98 per month beganing on September 1, 2000; and a like sum per month, on the first day of each and every month thereafter, until a final payment in full of all sums of principal and interest remaining on August 1, 25. 20/1

All payments on account of such indeb edness shall be applied first to accrued and unpaid interest and the remainder to principal. Any installments or sums of principal not paid when due shall bear interest after the due date at the rate of 18% per annum. Time is of the essence of the provisions thereof.

Mortgagor hereby mortgages the following described real estate:

LOT 15 AND LOT 16 (EXCEPT THE SOUTH 12.5 FEET OF SAID LOT 16) IN BLOCK 8° IN RICHARDSON'S SUBDIVISION OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ IN SECTION 36, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property address:

8036 South Yates, Chicago, IL 606/7

P.I.N.:

20-36-215-029-0000

situated in Cook County, Illinois, together with the rents, incomes, issues and profits of it. Mortgagor releases and waives all rights under the homestead exemption laws of Illinois and all rights to retain possession of the premises after any default in payments or breach of any or the agreements contained here.

If default is made in the payment of the promissory note secured hereby, or of any part thereof, or the interest thereon, or any part thereof, at the time and in the manner specified above for its payment, or in case of waste, nonpayment of taxes or assessments on the premises, a failure to keep the buildings situated upon the premises insured for the benefit of the Mortgagee, in good and solvent companies to be selected by the Mortgagee, in an amount sufficient to cover the sum due by the promissory note, or of a breach of any of the agreements contained here, then the whole of the principal sum and interest named in the said promissory note will then, at the option of the Mortgagee, its successors, attorneys, or assigns, become immediately due and payable. This mortgage may be immediately foreclosed to pay the same by the Mortgagee, its successors, attorneys, or assigns. It will be lawful for the Mortgagee, its successors, agents, attorneys, or assigns, to enter upon the premises granted here, or any part of them, and to receive and collect all rents, issues, and profits of them, without previous demand or notice.

Upon the filing of any complaint to foreclose this mortgage in any court having jurisdiction of the matter, or upon the filing in any proper court of any pleading or other instrument, or the entry of any appearance,

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in any action proceeding relating to the property here mortgaged, to which the holder of this mortgage may be a party, there will immediately become due and payable reasonable attorneys' fees, to be paid on any settlement of the note or action or proceeding, or dismissal of the complaint or action, which will be included in any judgment. Upon the filing of any complaint for foreclosure, any licensed attorney is here irrevocably authorized and empowered to appear for the Mortgagor and confess the complaint. The court upon application, without notice to the Mortgagor, is to appoint any proper person receiver, with power to collect the rents issues and profits arising out of the premises during the pende

action, and until the time to redeem to foreclosing this mortgage expires. The rethe payment of the indebtedness and cost of the premises, there will be first paid selling and conveying the premises, and to be included in the judgment, as part insurance, abstracts of title, and other lie percent per year, or the maximum amount of them. There will man be paid the primard the interest thereon. WITNESS my hand and seal this	he premises from any sale that is made under any judgmer ents, issues, and profits, when collected, are to be applied toward to the mentioned and described. Upon the foreclosure and sale out of the proceeds of the sale all expenses of advertisement reasonable attorney's fees for attending to the foreclosure action of the costs, and all amounts advanced for taxes, assessments and the proceeds on these amounts at the rate of eighteen (18% and permitted by law, whichever is less, from the date of paymer incipal of the note, whether due and payable by its terms or not day of, 2001.	nt rd le it, on s, of)
FAITH KNOTT	O _A	
STATE OF ILLINOIS)		
COUNTY OF COOK) SS.		
personally known to me to be the sam appeared before me today in person and free and voluntary act, for the uses and p homestead, this day of	d for the county and state aforesaid, certify that FAITH KNOT he person whose name is subscribed to the above instrument acknowledged having signed and delivered that instrument as urposes set forth, including the release and waiver of the right of	t, a
[Seal]	Notary Public	5229
This instrument was prepared by James B.	Spina, Attorney at Law, 17900 Dixie Highway, Homewood, IL 60430	1076
MAIL TO: Ruby Ho HZ 460 E. 4118 Apt. 713 Chicago, Il. 60653	SEND SUBSEQUENT TAX BILLS TO: SON 3 YOURS Chicago (L (00017)	1(
	"OFFICIAL SEAL" JOANNA JANKS NOTARY PUBLIC, STATE OF ILLINOIS	