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7/3/02 38 001 Page 1 of 2
2001-09-18 16:42:44
Cook County Recorder 23.50



MORTGAGE

This Mortgage (security instrument) is given on June 28, 2001. The mortgagor is Cheryl Iverson, Maker, of 145 West LeMoyné Parkway, Oak Park, Illinois 60302. This security instrument is given to Etta Worthington, Lender/holder, of 403 North Humphrey, Oak Park, Illinois. Mortgagor owes Lender the principal sum of One Hundred and Thirty Seven Thousand and no/100 U.S. Dollars (\$137,000.00). This debt is evidenced by Mortgagors' Note the same date as this security instrument. Mortgagor does hereby grant and convey to Lender the following described real property in Cook County, Illinois:

LOT 6 IN BLOCK 7 IN FAIR OAKS TERRACE, BEING A SUBDIVISION OF THE EAST 50 ACRES OF THE NORTH 75 ACRES OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, SITUATED IN THE CITY OF OAK PARK, COOK COUNTY, ILLINOIS

PIN: 16-05-110-003-0000

WHICH HAS THE ADDRESS OF 145 West LeMoyné Parkway, Oak Park, IL 60302

Together with all improvements thereon and all easements and fixtures. All replacements and/or additions shall also be covered by this security instrument.

Mortgagor covenants that Mortgagor is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and the Property is unencumbered. Mortgagor covenants and warrants that she will defend generally the title to the property against all claims and demands.

Mortgagor promises to promptly pay when due all payments due under the Note. Mortgagor promises to pay all real estate taxes when due and will establish an escrow account for real estate taxes as provided for in the Note. When the real estates taxes are due they will be paid from the escrow account. Any shortage will be the sole responsibility of Cheryl Iverson and will be paid timely. Cheryl Iverson agrees to be responsible for and to pay promptly or otherwise discharge any lien on the property that could interfere with the mortgagee's interest.

Mortgagor shall keep the premises insured and will keep Lender as an additional insured on the hazard insurance policy. Mortgagor promises to keep the property in good repair.

All covenants and agreements herein are joint and several.

If the property is sold or transferred the full amount of the Note is due in full.

Upon payment of all sums owed under the Note Lender will Release this mortgage. Mortgagors hereby waive all rights of homestead exemption in the property.

Mortgagor will pay all costs and expenses of the Lender in enforcing the Note and Mortgage including attorneys fees.

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The laws of the United States, the State of Illinois and Cook County will apply to this Mortgage.

Remedy of Acceleration: If the Mortgagor breaches a promise made herein the full amount of the Note will be due and owing immediately.

Cheryl Iverson

Cheryl Iverson

STATE OF ILLINOIS)

) SS.

COUNTY OF COOK)

I, Ruth S. McLaren a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Cheryl Iverson personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as a free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and official seal this 28 day of June 2001.

Ruth S. McLaren

Notary Public



THIS INSTRUMENT WAS PREPARED BY: Amy E. Ketchum, 524 S. Kenilworth, Oak Park, Illinois 60304

MAIL TO: Etta Worthington
430 North Humphrey
Oak Park, IL 60302

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OFFICIAL SEAL
JULIA J. JACOBI
CLERK OF THE COUNTY OF COOK
STATE OF ILLINOIS