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2002-10-03 10:46:27
Cook County Recorder 50.50



Prepared by and Return to:

Oluwatoyin Oluu
7244 N. Hamilton Ave.
Chicago, IL 60645

MORTGAGE DEED

MARQUELL REDMOND \$

This Mortgage is given by VICTORIA REDMOND, hereinafter called Borrower, of OLUWATOYIN OLUU, hereinafter called Lender, which term includes any holder of this Mortgage, to secure the payment of the PRINCIPAL SUM of \$19,500.00 (NINETEEN THOUSAND, FIVE HUNDRED \$) together with interest thereon computed on the outstanding balance, all as provided in a Note having the same date as this Mortgage, and also to secure the performance of all the terms, covenants, agreements, conditions and extensions of the Note and this Mortgage.

In consideration of the loan made by Lender to Borrower and for the purpose expressed above, the Borrower does hereby grant and convey to Lender, with MORTGAGE COVENANTS, the land with the buildings situated hereon and all the improvements and fixtures now and hereafter a part thereof, being more particularly described 18214 RAVISLOE TERRACE, COUNTRY CLUB HILLS, IL, 60478

145283M

Borrower further covenants and agrees that

- 1) No other superior mortgage other than mortgage to OLUWATOYIN OLUU or the note secured by it will be modified without the consent of Lender hereunder.
- 2) Borrower will make with each periodic payment due under the Note secured by this Mortgage a payment sufficient to provide a fund from with the real estate taxes, and other municipal charges which can become a lien against the mortgaged premises can be paid by Lender when due. This provision shall be effective only in the event that a fund for the same purpose is not required to be established by the holder of a senior mortgage.
- 3) In the event that Borrower fails to carry out the covenants and agreements set forth herein, the Lender may do and pay for whatever is necessary to protect the value of and the Lender's rights in the mortgaged property and any amounts so paid shall be added to the Principal Sum due the Lender hereunder.
- 4) As additional security hereunder, Borrower hereby assigns to Lender, Borrower's rents of the mortgaged property and upon default the same may be collected without the necessity of making entry upon the mortgaged premises.

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- 5) In the time that any condition of the Mortgage or any senior mortgage shall be in default for fifteen (15) days, the entire debt shall become immediately due and payable at the option of the Lender. Lender shall be entitled to collect all costs and expenses, including reasonable attorney's fees incurred.
- 6) In the event that the Borrower transfers ownership (either legal or equitable) or any security interest in the mortgaged property, whether voluntarily or involuntarily, the Lender may at its option declare the entire debt due and payable.
- 7) This Mortgage is also security for all other direct and contingent liabilities of the Borrower to Lender, which are due or become due and whether now existing or hereafter contracted.
- 8) Borrower shall maintain adequate insurance on the property in amounts and form of coverage acceptable to Lender and the Lender shall be a named insured as its interest may appear.
- 9) Borrower shall not commit waste or permit others to commit actual, permissive or constructive waste on the property.
- 10) Borrower further covenants and warrants to Lender that Borrower is indefensibly seized of said land in fee simple; that the Borrower has lawful authority to mortgage said land and that said land is free and clear of all encumbrances except as may be expressly contained herein.

This Mortgage is upon the STATUTORY CONDITION and the other conditions set forth herein, for breach of which Lender shall have the STATUTORY POWER OF SALE to the extent existing under State Law.

Executed under seal this 8-5-02

[Signature]
Borrower

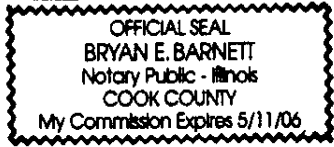
[Signature]
Co-Borrower

STATE OF Illinois
COUNTY OF Cook

On 8-5-02 before me Bryan Barnett, personally appeared [Signature], personally known as me for proved to me on the basis of satisfactory evidence, to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS MY HAND AND OFFICIAL SEAL.

Signature [Signature]



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Law Title Insurance Company, Inc.

21085361

Commitment Number: 145283M REV8/7/02

SCHEDULE C PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

LOT 12 IN BLOCK 5 IN FLOSSMOOR TERRACE, BEING A SUBDIVISION OF THAT PART OF THE SOUTHEAST QUARTER (1/4) OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. ✓

28-34-415-032 ✓

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