

0021273404

3236/0314 45 001 Page 1 of 2
2002-11-18 12:32:30
Cook County Recorder 26.50

THIS INDENTURE, made
OCTOBER 4th 192002, between
VICTORY CROSWELL JR
CAROLYN CROSWELL
2833 W. WALNUT STREET
(NO. AND STREET)
CHICAGO, IL 60612
(CITY) (STATE)
herein referred to as "Mortgagors," and
SOUTH CENTRAL BANK & TRUST COMPANY
555 WEST ROOSEVELT ROAD
(NO. AND STREET)
CHICAGO ILLINOIS 60607
(CITY) (STATE)



Above Space For Recorder's Use Only

herein referred to as "Mortgagors" witnesseth:

THAT WHEREAS the Mortgagors are justly indebted to the Mortgagee upon the Retail Installment Contract dated SEPTEMBER 6th 192002, in the Amount Financed of * EIGHT THOUSAND FIVE HUNDRED DOLLARS AND NO/100***** DOLLARS (\$ 8,500.00), payable to the order of and delivered to the Mortgagee, in and by which contract the Mortgagors promise to pay the said Amount Financed together with a Finance Charge on the principal balance of the Amount Financed in accordance with the terms of the Retail Installment Contract from time to time unpaid in 83 monthly installments \$ 143.31 each beginning NOVEMBER 3rd 192002 and a final installment of \$ 143.31 OCTOBER 3rd 192009 together with interest after maturity at the Annual Percentage Rate stated in the contract, and all of said indebtedness is made payable at such place as the holders of the contract may, from time to time in writing appoint, and in the absence of such appointment, then at the office of the holder at SOUTH CENTRAL BANK & TRUST COMPANY, 555 WEST ROOSEVELT ROAD, CHICAGO ILLINOIS 60607

NOW, THEREFORE, the Mortgagors to secure the payment of the said sum in accordance with the terms, provisions and limitations of this mortgage, and the performance of the covenants and agreements herein contained, by the Mortgagors to be performed, do by these presents CONVEY AND WARRANT unto the Mortgagee, and the Mortgagee's successors and assigns, the following described Real Estate and all of their estate, right, title and interest therein, situate, lying and being in the CITY OF CHICAGO, COUNTY OF COOK AND STATE OF ILLINOIS, to wit: THE WEST 5 FEET OF LOT 21 AND ALL OF LOTS 22 AND 23 IN BLOCK 14 IN D. S. LEE AND OTHER'S SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT REAL ESTATE INDEX NUMBER: 16-12-315-018-0000
ADDRESS OF PREMISES: 2833 W. WALNUT STREET, CHICAGO, IL 60612
PREPARED BY: SUSANNA LEE, 525 W. ROOSEVELT RD., CHICAGO, IL 60607

which, with the property hereinafter described, is referred to herein as the "premises," TOGETHER with all improvements, tenements, easements, fixtures, and appurtenances thereto belonging, and all rents, issues and profits thereof for so long and during all such times as Mortgagors may be entitled thereto (which are pledged primarily and on a parity with said real estate and not secondarily) and all apparatus, equipment or articles now or hereafter therein or thereon used to supply heat, gas, air conditioning, water, light, power, refrigeration (whether single units or centrally controlled), and ventilation, including (without restricting the foregoing), screens, window shades, storm doors and windows, floor coverings, inador beds, awnings, stoves and water heaters. All of the foregoing are declared to be a part of said real estate whether physically attached thereto or not, and it is agreed that all similar apparatus, equipment or articles hereafter placed in the premises by Mortgagors or their successors or assigns shall be considered as constituting part of the real estate. TO HAVE AND TO HOLD the premises unto the Mortgagee, and the Mortgagee's successors and assigns, forever, for the purposes, and upon the uses herein set forth, free from all rights and benefits under and by virtue of the Homestead Exemption Laws of the State of Illinois, which said rights and benefits the Mortgagors do hereby expressly release and waive.

The name of a record owner is: VICTORY CROSWELL JR & CAROLYN CROSWELL

This mortgage consists of two pages. The covenants, conditions and provisions appearing on page 2 (the reverse side of this mortgage) are incorporated herein by reference and are a part hereof and shall be binding on Mortgagors, their heirs, successors and assigns.

Witness the hand... and seal... of Mortgagors the day and year first above written.
PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURES(S)
VICTORY CROSWELL JR (Seal) CAROLYN CROSWELL (Seal)

State of Illinois, County of Cook ss., I, the undersigned, a Notary Public in and for said County VICTORY CROSWELL, JR & CAROLYN CROSWELL

OFFICIAL SEAL
LISA GLENN
NOTARY PUBLIC, STATE OF ILLINOIS
I, personally known to me to be the same person whose name subscribed to the forgoing instrument appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as 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 6 day of October 19 2002
Commission expires 7-19 2005
Liza Glenn Notary Public

UNOFFICIAL COPY

INSTRUCTIONS

FOR RECORDERS INDEX PURPOSES INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

2833 W. WALNUT STREET
CHICAGO, IL 60612

This Instrument Was Prepared By
SUSANNA LEB, 525 W. ROOSEVELT ROAD
CHICAGO, IL 60607

(Address)

SOUTH CENTRAL BANK & TRUST COMPANY

555 WEST ROOSEVELT ROAD

CHICAGO ILLINOIS 60607

CITY

STREET

NAME

Date _____ Mortgage _____ By _____

FOR VALUABLE CONSIDERATION, Mortgage hereby sells, assigns and transfers the within mortgage to

ASSIGNMENT

12. If Mortgages shall sell, assign or transfer any right, title or interest in said premises, or any portion thereof, without the written consent of the holder of the contract secured hereby, holder shall have the right, at holder's option, to declare all unpaid indebtedness secured by this mortgage to be immediately due and payable, anything in said contract or this mortgage to the contrary notwithstanding.

11. Mortgages or the holder of the contract shall have the right to inspect the premises at all reasonable times and as often as they shall be permitted for that purpose.

10. No action for the enforcement of the lien or any provision hereof shall be subject to any defense which would not be good and available to the party interposing same in an action at law upon the contract hereby secured.

9. Upon, or at any time after the filing of a bill to foreclose this mortgage the court in which such bill is filed may appoint a receiver of said premises, hereunder may be appointed as such receiver. Such receiver shall have power to collect the rents, issues and profits of said premises during the pendency of such foreclosure suit and, in case of a sale and a deficiency during the full statutory period of redemption, whether there be redemption or not, as well as during any further times when Mortgages, except for the intervention of such receiver, would be entitled to collect such rents, issues and profits, and all other powers which may be necessary or are usual in such cases for the protection, possession, control, management and operation of the premises during the whole of said period. The Court from time to time may authorize the receiver to apply the net income in his hands in payment in whole or in part of: (1) The indebtedness secured hereby, provided such application is made prior to foreclosure sale; (2) the deficiency in case of a sale and a deficiency.

8. The proceeds of any foreclosure sale of the premises shall be distributed and applied in the following order of priority: First, on account of all costs and expenses incident to the foreclosure proceedings, including all such items as are mentioned in the preceding paragraph hereof; second, all other items which under the terms hereof constitute secured indebtedness additional to that evidenced by the contract, third, all other indebtedness, if any, remaining unpaid on the contract; fourth, any overplus to Mortgages, their heirs, legal representatives or assigns as their right may appear.

7. When the indebtedness hereby secured shall become due whether by acceleration or otherwise, Mortgages shall have the right to foreclose the lien hereof. In any suit to foreclose the lien hereof, Mortgages shall be allowed and included as additional indebtedness in the decree for sale all expenditures and expenses which may be paid or incurred by or on behalf of Mortgages or holder of the contract for attorneys' fees, appraiser's fees, outlays for documentary and expert evidence, stenographers' charges, publication costs and other items (which may be estimated as to items to be expended after entry of the decree of procuring all such abstracts of title, title searches and examinations, guarantee policies, Torrens certificates and similar data and assurances with respect to title as Mortgages or holder of the contract may deem to be reasonably necessary either to prosecute such suit or to evidence to bidders at any sale which may be had pursuant to such additional indebtedness secured hereby and immediately due and payable, when paid or incurred by Mortgages or holder of the contract in connection with (a) any proceeding, including probate and bankruptcy proceedings, to which either of them shall be a party, either as plaintiff, claimant or defendant, by reason of this mortgage or any indebtedness hereby secured; or (b) proceedings for the commencement of any suit for the foreclosure hereof after actual or premises or the security hereof whether or not actually commenced; or (c) preparations for the defense of any threatened suit or proceeding which might affect the such right to foreclose whether or not actually commenced; or (d) preparations for the defense of any threatened suit or proceeding which might affect the reason of this mortgage or any indebtedness hereby secured; or (e) any other expenses for the defense of any threatened suit or proceeding which might affect the premises or the security hereof whether or not actually commenced.

6. Mortgages shall pay each item of indebtedness herein mentioned, when due according to the terms hereof. At the option of the holder of the contract, and without notice to the Mortgages, all unpaid indebtedness secured by the Mortgage shall, notwithstanding anything in the contract or in this Mortgage to the contrary, become due and payable (a) on the date of default in making payment of any installment on the contract, or (b) when default shall occur and continue for three days in the performance of any other agreement of the Mortgages herein contained.

5. The Mortgages or the holder of the contract hereby secured making any payment hereof authorized relating to taxes and assessments, may do so according to any bill, statement or estimate procured from the appropriate public office without inquiry into the accuracy of such bill, statement or estimate or into the validity of any tax, assessment, sale, forfeiture, tax lien or title or claim hereof.

4. In case of default hereunder, Mortgages or the holder of the contract may, but need not, make full or partial payments of principal or interest on prior encumbrances, if any, and purchase, discharge, compromise or settle any tax lien or other prior lien or title or claim hereof, or redeem from any tax sale or forfeiture, affecting said premises or contract or assessment. All moneys paid for any of these purposes hereunder authorized and all expenses paid or incurred in connection therewith, including attorneys' fees, and any other moneys advanced by Mortgages or the holders of the contract to protect the mortgaged premises and the lien hereof, shall be so much additional indebtedness secured hereby and shall become immediately due and payable without notice. Inaction of Mortgages or holders of the contract shall nevertheless be considered as a waiver of any right accruing to them on account of any default hereunder on the part of the Mortgages.

3. Mortgages shall keep all buildings and improvements now and hereafter situated on said premises insured against loss or damage by fire, lightning and windstorm under policies providing for payment by the insurance companies of moneys sufficient either to pay the cost of replacing or repairing the same or to pay in full the indebtedness secured hereby. All in companies satisfactory to the holders of the contract, under insurance policies payable, in case of loss or damage, to Mortgages, such rights to be evidenced by the standard mortgage clause to be attached to each policy, and shall deliver all policies including additional and renewal policies to holder of the contract and in case of insurance about to expire, shall deliver renewal policies not less than ten days prior to the respective dates of expiration.

2. Mortgages shall pay before any penalty attaches all general taxes and special taxes, special assessments, water charges, sewer service charges, and other charges against the premises when due, and shall upon written request, furnish to Mortgages or to holders of the contract duplicate receipts therefor. To prevent default hereunder Mortgages shall pay in full under protest, in the manner provided by statute, any tax or assessment which Mortgages may desire to contest.

1. Mortgages shall (1) promptly repair, restore or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or be destroyed; (2) keep said premises in good condition and repair, without waste, and free from mechanical or other liens or claims for lien not expressly subcontracted to the lien hereof; (3) pay when due any indebtedness which may be secured by a lien or charge on the premises superior to the lien hereof and upon request exhibit satisfactory evidence of the discharge of such prior lien to Mortgages or to holder of the contract; (4) complete within a reasonable time any building or buildings now or at any time in process of erection upon said premises; (5) comply with all requirements of law or municipal ordinances with respect to the premises and the use thereof; (6) make no material alterations in said premises except as required by law or municipal ordinance.

ADDITIONAL CONVENANTS, CONDITIONS AND PROVISIONS REFERRED TO ON THE REVERSE SIDE OF THIS MORTGAGE AND INCORPORATED THEREIN BY REFERENCE.