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2003-02-03 10:06:18
Cook County Recorder 28.50

Prepared By/Mail To:
HomeStar Bank
3 Diversatech Drive
Manteno, IL 60950



MORTGAGE
63313550



Recorder's Stamp

THIS INDENTURE WITNESSETH, That the Grantors, Mary E. Farrell,
an Unmarried Person

of the County of Cook, in the State of Illinois, in
consideration of the sum of Ten Thousand and 00/100

Dollars

in hand paid, Convey and Warrant to HomeStar Bank, as Trustee of the County
of Will, in the State of Illinois, the following described real estate, to-
wit:

Lot 5 in Block 1 in Alsip Gardens Second Addition, a Subdivision in
the Northeast 1/4 of the Southwest 1/4 of Section 27, Township 37
North, Range 13 East of the Third Principal Meridian, in Cook County,
Illinois.

PIN#24-27-301-008

Commonly known as: 4427 W. 123rd St., Alsip, IL 60803

situated in the County of Cook, in the State of Illinois, and all
appurtenances belonging thereto, together with all of the rents, issues and profits
arising therefrom, hereby releasing and waiving all right under and by virtue of
the Homestead Exemption Laws of the State of Illinois, in trust, nevertheless, for
the following purpose:

WHEREAS, the said Mary E. Farrell
is/are justly indebted upon a Promissory Note (the 'Note'), bearing even date
herewith in the principal sum of U.S. \$ 10,000.00, or so much thereof as
may be advanced and outstanding, with interest thereon, payable to the order of
HomeStar Bank;

AND WHEREAS, the Grantor, in order to secure the aforementioned indebtedness,
grants this Mortgage.

Now, if default be made in the payment of said Note or the interest thereon,
or any part thereof, according to the terms of said Note, or in case of waste,
nonpayment of taxes, special taxes or assessments or insurance premiums or
assessments on said premises, then in such case, the whole of said principal sum
and interest secured by said Note shall

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Thereupon, at the option of the legal holder or holders, become immediately due and payable and this 'Mortgage' may then be foreclosed and out of the proceeds of any foreclosure sale there shall be paid first, the cost of said suit, including reasonable attorneys' fees and all monies advanced for abstracts of title, title searches and examinations.

Upon the filing of any bill to foreclose this Mortgage, the Court may, on application, without notice to the Grantor of Subsequent Grantees, and without bond being required of the applicant, appoint a Receiver to collect rents, issues and profits during the pendency of said suit and until the redemption period has expired and apply the same under the direction of said Court to the extinguishment of taxes, special taxes or assessments, attorneys' fees, debt, interest, cost and expenses incurred in the said foreclosure suit.

The Grantor(s) agree(s) to keep the buildings on said premises insured for their full insurable value against loss or damage by fire, lightning, windstorms, cyclones and tornadoes and that the policies shall be assigned to Grantee for the benefit of the holder of said Note.

When the obligations of Grantor(s) under this Mortgage are fully paid and discharged, the Grantee shall reconvey said premises to Grantor(s) upon receiving his reasonable charges therefore. And in case of the death, resignation, removal from said County of Cook or ability to act, of said Grantee, then the Recorder of Deeds of said County is hereby appointed successor in trust with the same power and authority as is hereby vested in said Grantee.

Any transfer of legal or equitable title in real estate covered by this Mortgage or any part of said real estate shall give Grantee the right to declare all indebtedness secured by this Grantee immediately due and payable. Failure of Grantee to exercise this right of acceleration shall not constitute a waiver of future transfers.

It is also agreed that the Grantor(s) shall pay all costs and attorneys' fees incurred by the Grantee, or the holder of said Note in any suit in which either of them may be plaintiff or defendant by reason of being a party to this Mortgage or a holder of said Note.

Witness the hand and seal of said Grantor(s) this 4th day of December, 2002

(Seal)

Mary E. Farrell (Seal)
Mary E. Farrell

(Seal)

(Seal)

(Seal)

(Seal)

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STATE OF ILLINOIS)
)
COUNTY OF WILL)

I, _____ the undersigned _____, a Notary Public in and for said County, in the State of Illinois do hereby certify that

Mary E. Farrell

personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her 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 Notarial Seal this 4th day of December, 2002



Geraldyn Hartney
NOTARY PUBLIC

IMPORTANT

FOR THE PROTECTION OF BOTH THE BORROWER AND LENDER, THE NOTE SECURED BY THIS MORTGAGE SHOULD BE IDENTIFIED BY HOMESTAR BANK, TRUSTEE, BEFORE THE MORTGAGE IS FILED FOR RECORD.

HOMESTAR BANK
TRUSTEE

BY: Lori A. Keigher
Lori Keigher, Loan Officer