

# UNOFFICIAL COPY

## MORTGAGE

This MORTGAGE is made this Eight day of October 1994  
Between the Mortgagor(s): RALPH STEWART AND TAMMY L. STEWART herein Borrower  
and the Mortgagee: CHAFFET CORPORATION  
a corporation organized and existing under the laws of Illinois, licensed to do business in Illinois,  
whose address is: 1207 West 17th Street, La Grange Park, Illinois 60143 (herein Lender)

WHEREAS Borrower is indebted to Lender in the original sum of \$ 7,980.00 with an indebtedness evidenced by Borrower's contract dated SEPTEMBER 17, 1994 and extensions and renewals thereof, there is provided for monthly payments of principal and interest with the balance of indebtedness if not sooner paid due and payable on December 15, 2004

TO SECURE to Lender the repayment of the indebtedness evidenced by the Contract with interest thereon, the payment of all other sums with interest thereon, and to extend and amend herewith to confirm the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, Borrower does hereby mortgage, grant and convey to Lender the following described property located in the County of COOK State of Illinois

Lot 1 in Block 1 in Riegel Manor, Unit No. 1, being a Subdivision of part of the SE 1/4 of the SW 1/4 of Section 5, and part of the NE 1/4 of the NW 1/4 of Section 8, Township 35 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

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COOK COUNTY RECORDER

which has the address of 1355 IDLEWILD LANE, HOMEWOOD, ILLINOIS 60430  
therein Property address: Price Index Number: 32-05-316-001

TOGETHER with all the improvements now or hereafter made on the property, and all easements, rights, appurtenances and rents, all of which shall be deemed to be and remain a part of the property covered by this Mortgage, and all of the foregoing, together with said property, or the leasehold estate in this Mortgage, is on a leasehold are hereinafter referred to as the Property.

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to encumbrances of record.

**1. Payment of Principal and Interest**  
Borrower shall pay to Lender the principal amount of the loan and interest thereon as provided in the Contract.  
**2. Funds for Taxes and Insurance**  
Borrower shall pay to Lender the amount of any taxes and insurance premiums assessed against the Property, together with any interest thereon, as provided in the Contract.  
**3. Application of Payments**  
Payments made by Borrower shall be applied first to the payment of interest and then to the payment of principal.  
**4. Prior Mortgages and Deeds of Trust, Charges, Liens**  
Borrower warrants that there are no prior mortgages, deeds of trust, charges, liens or other encumbrances on the Property.  
**5. Hazard Insurance**  
Borrower shall maintain hazard insurance on the Property.  
**6. Preservation and Maintenance of Property, Leaseholds, Condominiums, Planned Unit Developments**  
Borrower shall preserve and maintain the Property in good condition.  
**7. Protection of Lender's Security**  
Borrower shall take all necessary steps to protect the Lender's security.  
**8. Inspection**  
Lender may make inspections of the Property.  
**9. Condemnation**  
Borrower shall indemnify Lender for any loss due to condemnation.  
**10. Borrower Not Released, Forbearance By Lender Not a Waiver**  
Borrower's obligations are not released by any forbearance by Lender.  
**11. Successors and Assigns Bound, Joint and Several Liability, Co-signers**  
Borrower's obligations bind their successors, assigns, and co-signers.

Property of Cook County Clerk's Office

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Handwritten initials or mark.

