

## MORTGAGE DEED

UNOFFICIAL COPY

This Mortgage is given by KIMBERLY CARR, hereinafter called LENDER, of 2827 192nd St, Lansing to PHILLIP D. BECK, Single, hereinafter called BORROWER, which term includes any holder of this Mortgage, to secure the payment of the PRINCIPAL SUM of \$ 19,500 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 thereon and all the improvements and fixtures now and hereafter a part thereof, being more particularly described in Exhibit A attached hereto and made a part hereof and having a street address of: 2827 192nd St. Lansing, Il. 60438

(Attach Property Description)

Borrower further covenants and agrees that:

1. No superior mortgage 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 which the real estate taxes, betterment assessments 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



Doc#: 0432808124  
Eugene "Gene" Moore Fee: \$50.00  
Cook County Recorder of Deeds  
Date: 11/23/2004 03:00 PM Pg: 1 of 3

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.
5. In the event that any condition of this 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 indefeasibly seized of said land in fee simple; that 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 14th day of November, 2004.

TICOR TITLE

558035

**UNOFFICIAL COPY**NOV 04 2004 10:56 FR CALYON FINANCIAL INC12 441 4251 TO 917734240857 P.06  
01/30/1330 01.00 0307/00411

[Signature of Borrower]

Phillip Beck  
[Printed or Typed Name of Borrower]

LENDER:

[Signature of Lender]

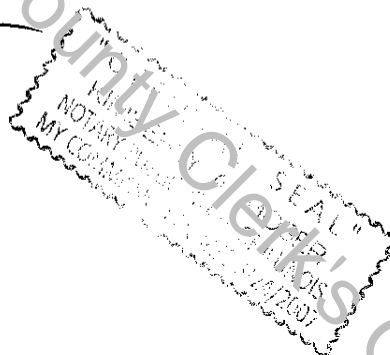
Kimberly Carr  
[Printed or Typed Name of Lender]**ACKNOWLEDGMENT:**STATE OF Illinois  
COUNTY OF CookOn 11/16/04

before me,

Phillip Beck, personally appeared  
Phillip Beck, personally known to me (or  
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

Prepared by & mailed to  
Kimberly Carr  
3407 193rd St  
Lansing, IL 60438

# UNOFFICIAL COPY



## TICOR TITLE INSURANCE COMPANY

**ORDER NUMBER:** 2000 000558035 OC

**STREET ADDRESS:** 2827 192ND ST.

**CITY:** LANSING

**COUNTY:** COOK COUNTY

**TAX NUMBER:** 33-06-411-007-0000

**LEGAL DESCRIPTION:**

LOT 133 IN OAKWOOD ESTATES UNIT NO 7, THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 6, AND THE WEST 14.45 FEET OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 6 ALL IN TOWNSHIP 35 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON SEPTEMBER 3, 1968 AS DOCUMENT 2408173.