

UNOFFICIAL COPY

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1998-12-22 12:38:22
Cook County Recorder 23.00



08161876

H98056796

fax # 847.359.9311

REAL ESTATE MORTGAGE

\$ 8325.00 Total of Payments
The Mortgagors, JANIS G. NELSON, mortgage and warrant to Norwest Financial Illinois, Inc.,
Mortgagee, the following described real estate situated in the County of COOK, State of Illinois, to wit:

SEE ADDENDUM I. P/A- 529 Fox Run Dr. Palatine IL 60067

to secure the repayment of a promissory note of even date, payable to Mortgagee in monthly installments, the last payment to fall due on JANUARY 22, ~~19~~2002 and also to secure the repayment of any and all future advances and sums of money which may from time to time hereafter be advanced or loaned to Mortgagors by Mortgagee; provided however, that the principal amount of the outstanding indebtedness owing to Mortgagee by Mortgagors at any one time shall not exceed the sum of \$200,000.00.

Mortgagors are hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of this state. Mortgagors expressly agree to keep all legal taxes, assessments, and prior liens against said property paid, to keep the buildings and improvements thereon in good repair, to commit no waste thereon, and to keep the buildings and improvements thereon insured for the benefit of the Mortgagee as its interest may appear; and upon failure of Mortgagors to do so, Mortgagee may pay such taxes, assessments, and prior liens, and cause said property to be repaired, and cause said property to be insured, and the amount so paid shall become a part of the indebtedness secured by this mortgage as permitted by law. Mortgagors also agree not to sell, convey or otherwise transfer the mortgaged property or any portion thereof without Mortgagee's prior written consent and any such sale, conveyance or transfer without Mortgagee's prior written consent shall constitute a default under the terms hereof. A default hereunder or under the terms of the above described note, at Mortgagee's option, without notice or demand, shall render the entire unpaid balance of said note at once due and payable.

Dated this 17TH day of DECEMBER, 1998.

Janis G. Nelson (SEAL) _____ (SEAL)
JANIS G. NELSON

STATE OF ILLINOIS, COUNTY OF COOK) ss

The foregoing instrument was acknowledged before me this 17TH day of DECEMBER, 1998,
by MATTHEW P. BRANCH.

My Commission expires 9/21/02



I hereby acknowledge that all parties obligated on the loan secured by this mortgage have received written notice of the right to rescind the loan.

Janis G. Nelson
(Borrower's Signature)

This instrument was prepared by MATT BRANCH, 1191 E DUNDEE RD PALATINE IL 60067
Name Address

BOX 333-CTI

ADDENDUM I.

PARCEL 1: UNIT NUMBER 8-A-1-2 IN DEER RUN CONDOMINIUM PHASE II AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: CERTAIN LOTS IN VALLEY VIEW, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 85116690 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE PERPETUAL EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER OUTLOT "A" IN VALLEY VIEW SUBDIVISION AFORESAID AS CREATED BY GRANT OF EASEMENTS RECORDED JULY 24, 1985 AS DOCUMENT NUMBER 85116689 IN COOK COUNTY, ILLINOIS.

PARCEL 3: THE EXCLUSIVE RIGHT TO THE USE OF GARAGE SPACE G-8-A1-2 A LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO DECLARATION AFORESAID RECORDED AS DOCUMENT 85116690.

James J. Nelson

Property of Cook County Clerk's Office