

UNOFFICIAL COPY

JUNIOR MORTGAGE



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1999-11-09 11:39:47
Cook County Recorder 23.00

The Mortgagor, **ARLENE BROWN**, of 5409 South Laffin, City of Chicago, County of Cook, and State of Illinois, mortgages as set forth below to Mortgagee, **JOSETTE CLARK**, of 4830 Bayview Drive, in the Village of Richton Park, County of Cook, and State of Illinois to secure the payment of a promissory note executed by the said Mortgagors bearing the same date as this mortgage, payable to the order of

said Mortgagee, for the principal sum of TWELVE THOUSAND SEVEN HUNDRED FIFTY (\$12,750.00) DOLLARS, with interest thereon at the rate of six (6%) percent per annum from the date hereof until paid, payable in installments on the first day of each month as follows:

FIFTY-FOUR (\$54.00) DOLLARS per month beginning on January 1, 2000; and a like sum per month, on the first day of each and every month thereafter, until a final payment in full of all sums of principal and interest remaining on January 1, 2005.

All payments on account of such indebtedness shall be applied first to accrued and unpaid interest and the remainder to principal. Any installments or sums of principal not paid when due shall bear interest after the due date at the rate of eighteen (18%) per cent per annum. Time is of the essence of the provisions thereof.

Mortgagor hereby mortgages the following described real estate:

LOT 28 IN AURELIA STEGE'S RESUBDIVISION OF LOTS 1 TO 28 IN BLOCK 3 OF LOTS 1 TO 28 IN BLOCK 4 IN WEST AUBURN SUBDIVISION OF BLOCKS 1 TO 4 AND 13 TO 16 IN SUBDIVISION OF THE SOUTH EAST 1/4 OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE NORTH 99 FEET) IN COOK COUNTY, ILLINOIS.

Property address: 7519 South Sangamon, Chicago, IL 60620

P.I.N.: 20-29-405-007-0000

situated in Cook County, Illinois, together with the rents, incomes, issues, and profits of it. Mortgagor releases and waives all rights under the homestead exemption laws of Illinois and all rights to retain possession of the premises after any default in payments or breach of any of the agreements contained here.

If default is made in the payment of the promissory note secured hereby, or of any part thereof, or the interest thereon, or any part thereof, at the time and in the manner specified above for its payment, or in case of waste, nonpayment of taxes or assessments on the premises, a failure to keep the buildings situated upon the premises insured for the benefit of the Mortgagee, in good and solvent companies to be selected by the Mortgagee, in an amount sufficient to cover the sum due by the promissory note, or of a breach of any of the agreements contained here, then the whole of the principal sum and interest named in the said promissory note will then, at the option of the Mortgagee, its successors, attorneys, or assigns, become immediately due and payable. This mortgage may be immediately foreclosed to pay the same by the Mortgagee, its successors, attorneys, or assigns. It will be lawful for the Mortgagee, its successors,

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COOK COUNTY CLERK'S OFFICE

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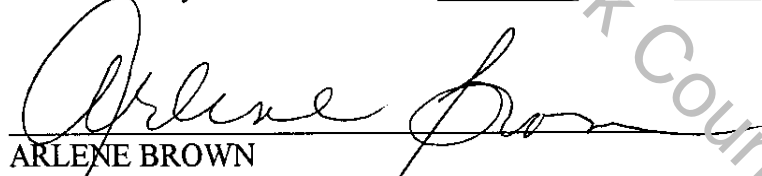
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agents, attorneys, or assigns, to enter upon the premises granted here, or any part of them, and to receive and collect all rents, issues, and profits of them, without previous demand or notice.

Upon the filing of any complaint to foreclose this mortgage in any court having jurisdiction of the matter, or upon the filing in any proper court of any pleading or other instrument, or the entry of any appearance, in any action proceeding relating to the property here mortgaged, to which the holder of this mortgage may be a party, there will immediately become due and payable reasonable attorneys' fees, to be paid on any settlement of the note or action or proceeding, or dismissal of the complaint or action, which will be included in any judgment. Upon the filing of any complaint for foreclosure, any licensed attorney is here irrevocably authorized and empowered to appear for the Mortgagor and confess the complaint. The court upon application, without notice to the Mortgagor, is to appoint any proper person receiver, with power to collect the rents, issues, and profits arising out of the premises during the pendency of the foreclosure action, and until the time to redeem the premises from any sale that is made under any judgment foreclosing this mortgage expires. The rents, issues, and profits, when collected, are to be applied toward the payment of the indebtedness and costs here mentioned and described. Upon the foreclosure and sale of the premises, there will be first paid out of the proceeds of the sale all expenses of advertisement, selling and conveying the premises, and reasonable attorney's fees for attending to the foreclosure action to be included in the judgment, as part of the costs, and all amounts advanced for taxes, assessments, insurance, abstracts of title, and other liens, with interest on these amounts at the rate of eighteen (18%) percent per year, or the maximum amount permitted by law, whichever is less, from the date of payment of them. There will then be paid the principal of the note, whether due and payable by its terms or not, and the interest thereon.

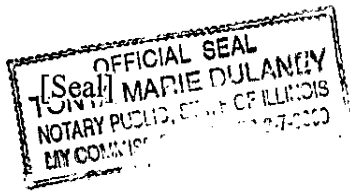
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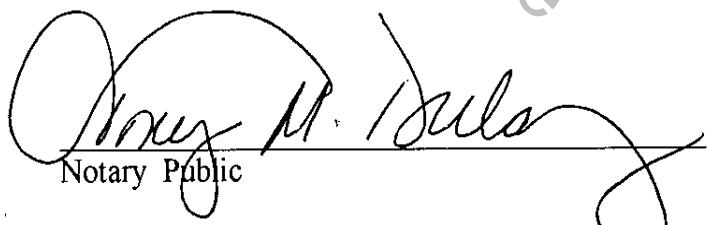
WITNESS my hand and seal this 4 day of November, 1999.


ARLENE BROWN

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, A Notary Public in and for the county and state aforesaid, certify that ARLENE BROWN, personally known to me to be the same person whose name is subscribed to the above instrument, appeared before me today in person and acknowledged having signed and delivered that instrument as a free and voluntary act, for the uses and purposes set forth, including the release and waiver of the right of homestead, this 4 day of November, 1999.




Notary Public

This instrument was prepared by James B. Spina, Attorney at Law, 17900 Dixie Highway, Homewood, IL 60430

MAIL TO:
7359 S. PRINCETON

SEND SUBSEQUENT TAX BILLS TO:
7359 S. PRINCETON

ARLINE BROWN
7359 S. PRINCETON
CHICAGO, ILL 60621

ARLINE BROWN
7359 S. PRINCETON
CHICAGO ILL 60621