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JUNIOR MORTGAGE



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1999-12-03 13:41:54
Cook County Recorder 23.00

The Mortgagor, **TRISTAN GEIGER**, of 7733 South Lowe, City of Chicago, County of Cook, and State of Illinois, mortgages as set forth below to Mortgagee, **MELVONNE PAIGE**, of 7042 South Paulina, in the City of Chicago, 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 ELEVEN THOUSAND EIGHT HUNDRED FIFTY (\$11,850.00) 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:

ONE HUNDRED (\$100.00) 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%) percent per annum. Time is of the essence of the provisions thereof.

Mortgagor hereby mortgages the following described real estate:

THE NORTH 33-1/3 FEET OF LOT 7 IN BLOCK 3 IN BECK'S SUBDIVISION OF THE SOUTH EAST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Property address: 6932 South Normal, Chicago, Illinois

P.I.N.: 20-21-318-027-0000

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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