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BOX 491

#3759-8

THIS INDENTURE WITNESSETH, That Mattie Coleman, divorced and not since remarried, and Sylvester Armour and Georgia Armour, his wife, of the City of Chicago in the County of Cook State of Illinois, mortgage and warrant to Uptown Federal Savings and Loan Association of Chicago, a corporation of the United States of America to secure the payment of a-certain Promissory Note executed by Mattie Coleman, divorced and not since remarried, and Sylvester Armour and Georgia Armour, his wife payable to the order of Uptown Federal Savings and Loan Association of Chicago in the amount of \$ 6,276.01 dated December 2, 1970, the following described real estate, to-wit: Lot 34 in Rust Subdivision of Lots 12, 13, 16, 17, and 20 (except the East 67 feet thereof) in Block 2 in Rockwell Addition to Chicago in the North East quarter of Section 13, Township 39 North, Range 13, East of the Third Principal Meridian, in COOK COUNTY, ILLINOIS. **

commonly known as 2638 W. Adams, Chicago, Illinois situated in the County of Cook in the State of Illinois, hereby releasing and waiving all right under and by virtue of the Homestead Exemption Laws of the State of Illinois, and all right to retain possession of said premises after any default in payment or breach of any of the covenants or agreements herein contained. The aforesaid Note is payable as follows: Sixty (60) consecutive monthly installments of \$104.61 each, commencing on February 2, 1970.

And, it is Expressly Provided and Agreed, that if default be made in the payment of the said Promissory Note, then and in such case the whole of said principal sum and interest shall thereupon, at the option of the said Mortgagee, or his assigns, become immediately due and payable, and this Mortgage may be immediately foreclosed by said Mortgagee or his assigns to pay the same. Upon the filing of any Bill to foreclose this Mortgage in any Court having jurisdiction thereof, such Court may appoint a receiver, with power to collect the rents during the pendency of such foreclosure suit, and until the time to redeem the same from any sale shall expire.

There Shall be Included in any decree foreclosing this mortgage and be paid out of the proceeds of any sale made in pursuance of any such decree: (1) All the costs of such suit or suits, advertising, sale and conveyance, including reasonable attorneys', Solicitors' and stenographers' fees, outlays for documentary evidence and cost of said abstract and examination of title; (2) all the moneys advanced by the Mortgagee, if any, for any purpose, with interest on such advances at the rate of seven per centum (7%) per annum, from the time such advances are made; (3) all the accrued interest remaining unpaid on the indebtedness hereby secured; (4) all the said principal money remaining unpaid. The overplus of the proceeds of sale, if any, shall then be paid to the Mortgagor.

DATED 2nd day of December, 1970.

Mattie Coleman (SEAL) Georgia Armour (SEAL)
 Mattie Coleman Georgia Armour
Sylvester Armour (SEAL)
 Sylvester Armour

STATE OF ILLINOIS)
) S. S.
 COUNTY OF COOK)

I, John J. Hirn, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Mattie Coleman, divorced and not since remarried, and Sylvester Armour and Georgia Armour, his wife, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that (s)he (t)he(y) signed, sealed and delivered the said Instrument as (his) (her) their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the Right of Homestead.
 Given under my hand and notarial seal this 2nd day of December AD 19 70



John J. Hirn
 Notary Public

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Chicago, Ill.

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Box 491

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