

UNOFFICIAL COPY

WARRANTY DEED - Joint Tenancy
 No. 810
 Cook County, Illinois
 22-51-617
 22851616

THE GRANTOR FRANCISCO SOTO and GLORIA SOTO, his wife,
 of the City of Chicago County of Cook State of Illinois
 for and in consideration of TEN and NO/100ths (\$10.00) --- DOLLARS
 together with other good and valuable consideration in hand paid,
 CONVEY and WARRANT to JOHN L. BROWN and LUCILLE S. FLETCHER
 BROWN, his wife,
 of the City of Chicago County of Cook State of Illinois
 not in Tenancy in Common, but in JOINT TENANCY, the following described Real Estate situated in
 the County of Cook in the State of Illinois, to-wit:
 Lot 10 in Block 3 in Gaylord's Subdivision of the South West 1/4 of
 the Southeast 1/4 of Section 8, Township 38 North, Range 14 East of
 the Third Principal Meridian, in Cook County, Illinois.

Subject to: Real Estate Taxes for 1973, 1974 and subsequent years;
 Building Line Agreements; and Restrictions and/or Conditions
 of Record.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of
 the State of Illinois TO HAVE AND TO HOLD said premises not in tenancy in common, but in joint
 tenancy forever

DATED this 5th day of August 1974
 Francisco Soto (Seal) Gloria Soto (Seal)



I, the undersigned, a Notary Public in
 and for said County, in the State aforesaid, DO HEREBY CERTIFY that
 FRANCISCO SOTO and GLORIA SOTO, his wife,
 personally known to me to be the same person whose names are
 subscribed to the foregoing instrument appeared before me this day in
 person, and acknowledged that they signed, sealed and delivered the said
 instrument as 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 official seal, this 5th day of August 1974.
 Commission expires April 17, 1978
 Rose M. Urban Notary Public

This deed prepared by:
 HOWARD POMPER
 19 South LaSalle Street
 Chicago, Illinois 60603

MAIL TO: NAME ADDRESS CITY AND STATE
 OR RECORDER'S OFFICE BOX

Address of Mortgagor and
 Address of Property:
 5322 South Aberdeen
 Chicago, Illinois
 THE ABOVE ADDRESS IS FOR STATISTICAL
 PURPOSES ONLY AND IS NOT A PART OF
 SEND SUBSEQUENT TAX BILLS TO

22851616
 CITY OF CHICAGO
 22851616
 22851616

END OF RECORDED DOCUMENT

STATE OF ILLINOIS
 FHA FORM NO. 2114M
 Rev. October 1972

22-51-617
 15-92-5076
MORTGAGE

This form is used only in connection with
 mortgages insured under the one to
 four family provisions of the National
 Housing Act

THIS INDENTURE, Made this 9 day of SEPTEMBER 1974, between
 JOHN L. BROWN AND LUCILLE S. FLETCHER BROWN, HIS WIFE
 Mortgagee, and
 GREAT LAKES MORTGAGE CORPORATION
 a corporation organized and existing under the laws of THE STATE OF ILLINOIS
 Mortgagor,

WITNESSETH That whereas the Mortgagor is justly indebted to the Mortgagee, as is evidenced by a certain
 promissory note bearing even date herewith, in the principal sum of FIFTEEN THOUSAND
 THREE HUNDRED AND 00/100 Dollars (\$ 15,300.00) payable with interest at
 the rate of NINE AND 50/100 per centum (\$ 150.00) per annum on the unpaid bal-
 ance until paid, and made payable to the order of the Mortgagee at its office in CHICAGO
 ILLINOIS, or at such other place as the holder may designate in writing, and delivered
 the said principal and interest being payable in monthly installments of
 ONE HUNDRED FORTY-TWO AND 75/100 Dollars (\$ 142.75) on the first day
 of NOVEMBER 1974, like sum on the first day of each and every month thereafter until
 the note is fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and
 payable on the first day of OCTOBER 1994

NOW, THEREFORE, the said Mortgagor, for the better securing of the payment of the said principal sum of
 money and interest and the performance of the covenants and agreements herein contained, does by these pres-
 ents MORTGAGE and WARRANT unto the Mortgagee, its successors or assigns, the following described Real
 Estate situate, lying, and being in the county of COOK and the State of Illinois, to-wit:

LOT 10 IN BLOCK 3 IN GAYLORD'S SUBDIVISION OF THE SOUTH WEST
 QUARTER OF THE SOUTH EAST QUARTER OF SECTION 8, TOWNSHIP 38
 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK
 COUNTY, ILLINOIS.

700

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereto belonging, and
 the rents, issues, and profits thereof, and all apparatus and fixtures of every kind for the purpose of supplying or
 distributing heat, light, water, or power, and all plumbing and other fixtures in, or that may be placed in, any
 building now or hereafter standing on said land, and also all the estate, right, title, and interest of the said Mort-
 gagor in and to said premises.

TO HAVE AND TO HOLD the above-described premises, with the appurtenances and fixtures, unto the said
 Mortgagee, its successors and assigns, forever, for the purposes and uses herein set forth, free from all rights
 and benefits under and by virtue of the Homestead Exemption Laws of the State of Illinois, which said rights
 and benefits the said Mortgagor does hereby expressly release and waive
 AND SAID MORTGAGOR covenants and agrees.

To keep said premises in good repair, and not to do, or permit to be done, upon said premises, anything
 that may impair the value thereof, or of the security intended to be effected by virtue of this instrument, not to
 suffer any lien of mechanics men or material men to attach to said premises; to pay to the Mortgagee, as here-
 inafter provided, until said note is fully paid, (1) a sum sufficient to pay all taxes and assessments on said prem-
 ises, or any tax or assessment that may be levied by authority of the State of Illinois, or of the county, town,
 village, or city in which the said land is situate, upon the Mortgagor on account of the ownership thereof; (2)
 a sum sufficient to keep all buildings that may at any time be on said premises, during the continuance of said
 indebtedness, insured for the benefit of the Mortgagee in such forms of insurance, and to such amounts, as may
 be required by the Mortgagee.

In case of the refusal or neglect of the Mortgagor to make such payments, or to satisfy any prior lien or in-
 cumbrance other than that for taxes or assessments on said premises, or to keep said premises in good repair, or
 the Mortgagee may pay such taxes, assessments, and insurance premiums, when due, and may make such repairs
 to the property herein mortgaged as in its discretion it may deem necessary for the proper preservation thereof,
 and any moneys so paid or expended shall become so much additional indebtedness, secured by this mortgage, to
 be paid out of proceeds of the sale of the mortgaged premises, if not otherwise paid by the Mortgagor.

It is expressly provided, however (all other provisions of this mortgage to the contrary notwithstanding),
 that the Mortgagee shall not be required nor shall it have the right to pay, discharge, or remove any tax, assess-
 ment, or tax lien upon or against the premises described herein or any part thereof or the improvements situated
 thereon, so long as the Mortgagor shall, in good faith, contest the same or the validity thereof by appropriate
 legal proceedings brought in a court of competent jurisdiction, which shall operate to prevent the collection of
 the tax, assessment, or lien so contested and the sale or forfeiture of the said premises or any part thereof to
 satisfy the same.

22851617

354-2 65-30-852H

RECORDED IN THE