

This Indenture, WITNESSETH, That the Mortgagor JOSEPH J. KINNERK & CAROLINE KINNERK HIS WIFE of the CITY of CHICAGO County of COOK and State of ILLINOIS

Mortgages and Warrants to BLAZER FINANCIAL SERVICES, INC. 2212 W. 95th St. CHICAGO, IL. 60643



a corporation duly organized and doing business

under and by virtue of the laws of the State of Illinois having its offices in the CITY of CHICAGO, County of COOK and State of Illinois to secure the payment of a certain indebtedness evidenced by a promissory note dated 10-11-85

IN THE SUM OF FOUR THOUSAND NINE HUNDRED SIXTY-EIGHT DOLLARS AND NO CENTS (\$4968.00) THIS IS PAYABLE AS PROVIDED IN SAID NOTE, AND ANY ADDITIONAL ADVANCES MADE BY THE MORTGAGEE, BLAZER FINANCIAL SERVICES, A CORPORATION, TO THE MORTGAGOR, OR HIS OR HER SUCCESSORS IN TITLE, PRIOR TO THE CANCELLATION OF THIS MORTGAGE.

The Following Described Real Estate, to-wit:

LOT 30 (EXCEPT THE EAST 6 FEET) AND THE EAST 12 FEET OF LOT 31 IN BLOCK 5 IN COLVIN'S SUBDIVISION OF THE SOUTH EAST 1/4 OF THE NORTH WEST 1/4 OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH HAS THE ADDRESS OF 2946 W. 33rd St., Chicago, IL. 60652

PERMANENT TAX # 19-36-12800

situated in the CITY of CHICAGO County of COOK and State of ILLINOIS hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of ILLINOIS and all right to retain possession after a breach of any of the covenants herein.

The Mortgagor covenant and agree as follows: (1) to pay said indebtedness, with the interest thereon, as herein and in said notes provided, or according to any agreement extending time of payment, (2) to pay taxes to the first day of July in each year, all taxes and assessments against said premises, and on demand, to exhibit receipts thereof; (3) within sixty days after destruction or damage, to rebuild or restore all buildings or improvements on said premises that may have been destroyed or damaged; (4) that waste to said premises shall not be committed or suffered; (5) to keep all buildings at any time on said premises insured against loss by fire, in companies to be approved by the said mortgagee to the full insurable value thereof, with the usual mortgage clauses attached, in favor of, and deliver all such policies to said mortgagee; and (6) not to suffer any mechanics or other lien to attach to said premises. In the event of failure to insure, or pay taxes or assessments, the mortgagee, or the holder of said indebtedness, may procure such insurance, or pay such taxes or assessments, or discharge or purchase any tax lien or title affecting said premises, and all money so paid, the mortgagee agrees to repay immediately without demand, and the same, with interest thereon from the date of payment at eight per cent per annum, shall be so repaid additional indebtedness secured hereby.

In the Event of a breach of any of the aforesaid covenants or agreements, the whole of said indebtedness, including principal and all accrued interest, shall, at the option of the legal holder thereof, without notice, become immediately due and payable, and with interest thereon from time of such breach, as provided for in the promissory note secured hereby, shall be recoverable by foreclosure hereof, or by suit at law, or both, the same as if all of said indebtedness had then matured by express terms.

It is Agreed by the mortgagor that all expenses and disbursements, paid or incurred in behalf of complainant in connection with the foreclosure hereof—including reasonable attorney's fees, outlays for documentary evidence, stenographer's charges, cost of procuring or completing abstract showing the whole title to said premises embracing foreclosure decree—shall be paid by the mortgagor. All such expenses and disbursements, occasioned by any suit or proceeding wherein the mortgagor, as such, may be a party, shall also be paid by the mortgagor. All such expenses and disbursements shall be an additional lien upon said premises, shall be taxed as costs and included in any decree that may be rendered in such foreclosure proceeding; which proceeding, whether decree of sale shall have been entered or not, shall not be dismissed, nor a release hereof given, until all such expenses and disbursements, and the costs of suit, including attorney's fees, have been paid. The mortgagor waives all right to the possession of, and income from, said premises, pending such foreclosure proceedings, and until the period of redemption from any sale thereunder expires, and agrees that upon the filing of any bill to foreclose this Mortgage Deed, a Receiver shall and may at once be appointed to take possession or charge of said premises, and collect such in taxes, and the same, less receivership expenditures, including repairs, insurance premiums, taxes, assessments, and his commissions to pay to the person entitled to a deed under the certificate of sale, or in reduction of the redemption money if said premises be redeemed.

And it is Further Mutually Understood and Agreed, by and between the said parties hereto, that the covenants and agreements herein contained or entered into hereby, shall apply to, and, as far as the law allows, be binding upon and be for the benefit of the heirs, executors, administrators and assigns of the said parties respectively.

In Witness Whereof, the said Mortgagor have hereunto set THEIR hands and seal this 11th day of OCTOBER, A. D. 19 85

PREPARED BY BLAZER FINANCIAL SERVICES, INC. 2212 W. 95th St. CHICAGO, IL. 60643

Signatures of Joseph J. Kinnerk and Caroline Kinnerk with (SEAL) markings.

Vertical stamp on the right margin: 170048-74 and 85246051

MORTGAGE

No. _____

to _____

County, } ss. No. _____

This instrument was filed for record in

the Recorder's office of _____

County aforesaid, on the _____ day

A. D. 19____, at _____

of _____

on page _____

Recorder _____

UNOFFICIAL COPY

1/00E

Property of Cook County Clerk's Office

My Commission Expires _____

11-7-1987

Richard M. [Signature]

day of _____

October

A. D. 1985

said, this 11

GIVEN under my hand and

and witness of the right of homestead, that the foregoing instrument, signed, sealed and delivered before me this day in person and acknowledged personally known to me to be the same person, whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as *Richard M. [Signature]* free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

DO HEREBY CERTIFY, that

in and for said County, in the State aforesaid,

Richard M. [Signature]
County of Cook

[Signature]
County of Cook

DEPT-01 RECORDING
TRAN 0242 19/22/85 09:22:00
#5162 # D # 85-246051

\$31.00

09/19/87

85-246051