

# UNOFFICIAL COPY

This Indenture, WITNESSETH, That the Mortgagor Tony Anthorn Raymond and Doris Raymond, his wife of the Village of Maywood County of Cook and State of Illinois

Mortgages and Warrants to BLAZER FINANCIAL SERVICES, INC. 1723 Roosevelt Road, Broadview, Illinois 60153

a corporation duly organized and doing business

under and by virtue of the laws of the State of Illinois having its offices in the Village of Broadview

County of Cook and State of Illinois to secure the payment of a certain indebtedness evidenced by

a promissory note dated December 26th 1985 in the sum of Twelve Thousand One Hundred Eighty and No/100 (\$12,180.00) which is payable as provided in said note, and additional advances made by the Mortgagee, Blazer Financial Services, Inc., a corporation to the Mortgagor or his or her successors in title prior to the execution of this mortgage.

**The Following Described Real Estate, to-wit:**

Lot 10 in Block 17 in Cummings and Foroman Real Estate Corporation Golf Club Subdivision in Section 10, Township 39 North, Range 12, East of the Third Principal Meridian in Cook County, Illinois.

Also Known As 617 S. 18th Avenue, Maywood, Illinois 60153

Permanent Parcel Number 15-15-323-010

situated in the Village of Maywood 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 and the interest thereon, as herein and in said notes provided, or according to any agreement extending time of payment. (2) to pay prior 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 mortgagor 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 much 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 earned 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 recording or completing abstract showing the whole title to said premises embracing foreclosure decree—shall be paid by the mortgagor and the like expenses and disbursements, occasioned by any suit or proceeding wherein the mortgagee, 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 agree 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 income, 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 Mortgagors have hereunto set their hands and seal at

this 26th day of December A. D. 1985

*Tony A. Raymond* (SEAL)  
Tony Anthorn Raymond  
*Doris Raymond* (SEAL)  
Doris Raymond (SEAL)

PREPARED BY  
Janet Gifford  
1723 Roosevelt Road  
Broadview, IL 60153

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**MORTGAGE**

Tony Anthony Raymond and  
Doris Raymond, his wife

Blazer Financial Services, Inc.  
1723 Roosevelt Road  
Broadview, IL 60153

Book of \_\_\_\_\_ No. \_\_\_\_\_  
County \_\_\_\_\_

This instrument was filed for record in  
the Recorder's office of \_\_\_\_\_  
County aforesaid, on the \_\_\_\_\_ day  
of \_\_\_\_\_ A. D. 19 \_\_\_\_\_ at \_\_\_\_\_

Book \_\_\_\_\_ No. \_\_\_\_\_  
County \_\_\_\_\_  
on page \_\_\_\_\_

Recorder \_\_\_\_\_

85-344855



Property of Cook County Clerk's Office

SECT 41 RECORDING  
140333 TRM 119 12/31/85 10:57:00  
#2642 # C # 85-344855

Return To  
Blazer Financial Services, Inc.  
1723 Roosevelt Road  
Broadview, IL 60153

My Commission Expires February 27th 1986  
GIVEN under my hand and seal, this 26th day of December A. D. 1985  
Robert G. Capra  
Notary Public

personally known to me to be the same person as whose name is 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 seal, this 26th day of December A. D. 1985  
Robert G. Capra  
Notary Public

DO HEREBY CERTIFY, that Tony Anthony Raymond, his wife  
Doris Raymond, his wife

Robert G. Capra, a notary public  
in and for said County, in the State aforesaid,

State of Illinois  
County of Cook