

Document No. _____ filed for Record in Recorder's Office of ^{Cook} Peoria County, Illinois
at _____ o'clock _____ M. 6 1 1 4 0 0

UNOFFICIAL COPY

MORTGAGE _____

86414663

Recorder of Deeds

This Indenture made this 22nd day of August A.D. 19 86,
between SARA E. CONNOR

of the City of Chicago, County of Cook, and
State of Illinois, individually and collectively called FIRST PARTY, and COMMERCIAL NATIONAL BANK OF PEORIA,
SECOND PARTY; Trustee of the Carroll Luthy Connor Living Trust Agreement

WITNESSETH, WHEREAS, the said First Party is justly indebted to the said Second Party in the sum of \$ 125,000.00 and has agreed to pay the same with interest thereon according to the terms of a certain promissory note of even date herewith, providing for the payment thereof in installments, the last of which is due and payable the 15th day of August, 2006. NOW, THEREFORE, The First Party to secure the payment of said Note, according to its tenor and effect, does by these presents, mortgage and warrant unto Second Party, its successors and assigns, the following described premises, situated in the County of Cook, and State of Illinois, to-wit:

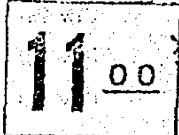
The North 36 feet of Lot 11 in Block 6 in Ashland Addition to Ravenswood in the Southwest 1/4 of the Southwest 1/4 of Section 17, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Subject to real property tax for the year 1985 and subsequent years; covenants, conditions and restrictions of record; easements, building and zoning laws and ordinances.

91 ST 98 dB 51

Permanent Real Estate Index Number: 14-17-308-030 *K*

SEP-15-86 41328 • 86414663 w A — Rec 11.00



hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

TOGETHER with all and singular the tenements, hereditaments, easements, appendages and appurtenances thereunto belonging, and the rents, issues and profits thereof, which are hereby expressly assigned, and also all fixtures and all units and attachments of every kind now or any time hereafter attached to built-in, or especially designed for use, operation, and occupancy of the above described real estate, and any and all buildings now or hereafter erected thereon. Such fixtures and units or attachments, including, but without being limited to, all screens, awnings, storm windows and doors, window shades, inlaid floor coverings, planted shrubbery and plants, stoves, ranges, refrigerators, boilers, tanks, furnaces, radiators, and all heating, lighting, plumbing, gas, electric, ventilating, refrigerating, air-conditioning and incinerating equipment of whatsoever kind and nature, except household furniture not specifically enumerated herein, all of which fixtures and units or attachments are hereby declared and shall be deemed to be fixtures and accessory to the freehold and a part of the realty as between the parties hereto, their heirs, executors, administrators, successors and assigns, and all persons claiming by, through or under them and shall be deemed to be a portion of the security for the indebtedness herein mentioned and to be subject to the lien of this mortgage.

And the said First Party hereby expressly covenants and agrees: To pay the moneys hereby secured as the same become due; Neither to commit nor permit waste on said premises; To pay all taxes and assessments on said premises before delinquency; To keep the premises in good repair; not to suffer any lien of mechanics, materialmen or others to attach to or remain against said premises; Not to remove or demolish in whole or in part any improvements on the premises or to permit anything to be done which impairs the value of the premises; To carry insurance on the premises in such sums and in such forms of insurance as may be required by Second Party, in companies approved by Second Party, policies to be delivered to Second Party, with loss payable to Second Party as its interest may appear; That in case First Party fails to keep any covenants and agreements herein provided, Second Party at its option may relieve against any such failure of First Party (without prejudice to the right to mature the indebtedness hereby secured, or to foreclose the lien hereof on account of such default) and that First Party will repay all monies disbursed by Second Party, its successors or assigns, or the legal holder of said Note, to protect the lien of this Mortgage, with interest at _____ per cent per annum, all of which shall become additional indebtedness secured by this Mortgage; That in case any legal proceedings are instituted wherein the Second Party, its successors or assigns, or the holder of said Note, shall be made a party thereto or shall elect to become a party thereto, to pay their reasonable costs, charges, expenses and Attorney's fees, to be fixed by the Court in such proceedings and taxed as costs therein.

86-414663

THIS DOCUMENT PREPARED FOR THE COMMERCIAL NATIONAL BANK OF PEORIA

301 S.W. ADAMS ST. PEORIA, ILL 61631

UNOFFICIAL COPY

Ex'd by _____
Ex'd by _____

Mortgage

SARA E. CONNOR

COMMERCIAL NATIONAL BANK

Dated August 22, 1986
To Secure Loan of \$ 125,000.00

THE GREEK

County } 33.
Filed for record in the Recorder's office of
County, Illinois, on this _____ day of _____ A.D. 19_____
at _____ o'clock _____ M., and truly recorded in
book _____ of _____ Page _____
Recorder.

By _____ Deputy Recorder.

Egg 2

PEORIA. 301 SW ADAMS STREET

PEORIA, ILLINOIS 61631 when Recorded.

Given under my hand and Notarial Seal this 22nd day of August A.D. 1986
the release and waiver of the right of homestead.
deleivered the said instrument as free and voluntary act, so the uses and purposes herein set forth, including
going instrument, prepared before me this day in person and acknowledged, that signed, sealed and
personal knowledge to me the same person whose name is subscribed to the fore-
A.D. 1986

	STATE OF ILLINOIS PEORIA COUNTY } SS. PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT
	
SARA E. CONNOR (SEAL)	1, _____ , a Notary (SEAL)
(SEAL)	(SEAL)

(1) Amount due upon the independent claims secured hereby;

(2) Amount due upon any suit for recouping this moratorium;

(3) Taxes, specific assessments, water rates or any other item or charge upon the improvements upon said premises, or of

(4) Five and twenty dollars for each of the services of solicitors or receivers of rents as aforesaid upon the improvements upon said premises, or

(5) Any decree for recouping the same.

Should the Second Party sell, transfer or dispose of the mortgaged property, or any part thereof, without the written con-

sent of the Second Party, then and Second Party shall have the right, at its option, to declare all sums secured by the mortgagor to be immediately due and payable.

Provided Always, that if the said First Party shall pay the said indebtedness and shall fully keep and perform all of the covenants and agreements

hereinbefore expressed, then, this indenture shall be released at the cost of First Party.