

CMC#9319-1

This Indenture, Made this 23rd day of October, 1986, between

Jimmie L. Griffin, and Charlene L.C. Griffin, his wife-----Mortgagor, and  
Crown Mortgage Co.-----

85511589

a corporation organized and existing under the laws of The State of Illinois-----  
Mortgagee.

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 Fifty Nine Thousand Six Hundred and No/100ths-----

(\$ 59,600.00-) Dollars  
payable with interest at the rate of Ten per centum ( 10.00-%) per annum on the unpaid balance until paid, and made  
payable to the order of the Mortgagee at its office in Oak Lawn, IL. 60453 -----  
or at such other place as the holder may designate in writing, and delivered; the said principal and interest being payable in monthly in-  
stalments of Five Hundred Twenty Three and 03/100ths-----Dollars (\$ 523.03-----)  
on the first day of December 1, 1986, and a like sum of 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  
November 1, 2016.

Now, therefore, the said Mortgagor, for the better securing of the payment of the said principal sum of money and interest and the perfor-  
mance of the covenants and agreements herein contained, does by these presents 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 286 IN BLOCK 27 IN WINSTON PARK UNIT 5, BEING A SUBDIVISION  
OF PART OF THE NORTH WEST 1/4 AND ALSO THE WEST 1/2 OF THE SOUTH WEST 1/4 OF THE NORTH EAST  
1/4 OF SECTION 35, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE  
CITY OF COUNTRY CLUB HILLS, COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED IN  
THE COOK COUNTY RECORDER'S OFFICE AS DOCUMENT NUMBER 21,810,812 ON FEBRUARY 17, 1972 AND FILED  
IN THE OFFICE OF THE REGISTRAR OF TITLES IN COOK COUNTY, ILLINOIS ON JANUARY 26, 1972 AS  
DOCUMENT NUMBER 2,604,946 AND CERTIFICATE OF CORRECTION REGISTERED ON SEPTEMBER 6, 1972 AS  
DOCUMENT NUMBER 2,646,492, IN COOK COUNTY, ILLINOIS.

17761 Springfield, Country Club Hills, IL. 60477

REAL ESTATE TAX NO. 28-35-106-025 ml

RETURN TO BOX 43

85511589

Together with all and singular the tenements, hereditaments and appurtenances thereunto 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 plumb-  
ing 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 Mortgagor in and to said premises.

To have and to hold the above-described premises, with the ap-  
purtenances 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 hereinafter provided, until said note is fully paid, (1) a sum  
sufficient to pay all taxes and assessments on said premises, 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 in such amounts, as may be re-  
quired by the Mortgagee.

This form is used in connection with mortgages insured under the one- to four-family programs of the National Housing Act which provide  
for periodic Mortgage Insurance Premium payments.

FN. 12814-86  
2072



All insurance shall be carried in companies approved by the Mortgagee and the policies and renewals thereof shall be held by the Mortgagee and have attached thereto loss payable clauses in favor of and in form acceptable to the Mortgagee. In event of loss Mortgagee will give immediate notice by mail to the Mortgagee, who may make proof of loss if not made promptly by Mortgagee, and each insurance company concerned is hereby authorized and directed to make payment for such loss directly to the Mortgagee instead of to the Mortgagee and the Mortgagee jointly, and the insurance proceeds, or any part thereof, may be applied by the Mortgagee at its option either to the reduction of the indebtedness hereby secured or to the restoration or repair of the property damaged. In event of foreclosure of this mortgage or other transfer of title to the mortgaged property in extinguishment of the indebtedness secured hereby, all right, title and interest of the Mortgagee in and to any insurance policies then in force shall pass to the purchaser or grantee.

That if the premises, or any part thereof, be condemned under any part of eminent domain, or acquired for a public use, the damages, proceeds, and the consideration for such acquisition, to the extent of the full amount of indebtedness upon this Mortgage, and the Note secured hereby remaining unpaid, are hereby assigned by the Mortgagee to the Mortgagee and shall be paid forthwith to the Mortgagee to be applied by it on account of the indebtedness secured hereby, whether due or not.

The Mortgagee further agrees that should this mortgage and the note secured hereby not be eligible for insurance under the National Housing Act within NINETY DAYS from the date hereof) written statement of any officer of the Department of Housing and Urban Development or authorized agent of the Secretary of Housing and Urban Development dated subsequent to the NINETY DAYS from the date of this mortgage, declining to insure said note and this mortgage, being deemed conclusive proof of such ineligibility, the Mortgagee or the holder of the note may, at its option, declare all sums secured hereby immediately due and payable.

And in the event that the whole of said debt is declared to be due, the Mortgagee shall have the right immediately to foreclose this mortgage, and upon the filing of any bill for that purpose, the court in which such bill is filed may at any time thereafter, either before or after sale, and without notice to the said Mortgagee, or any party claiming under said Mortgagee, and without regard to the solvency or insolvency of the person or persons liable for the payment of the indebtedness secured hereby, at the time of such applications for appointment of a receiver, or for an order to place Mortgagee in possession of the premises, and without regard to the value of said premises or whether the same shall then be occupied by the owner of the equity of redemption, as a homestead, enter an order placing the Mortgagee in possession of the premises, or appoint a receiver for the benefit of the Mortgagee with power to collect the rents, issues, and profits of the said premises during the pendency of such foreclosure suit and, in case of sale and a deficiency, during the full statutory period of redemption, and such rents, issues, and profits when collected may be applied toward the payment of the indebtedness, feminine.

Wherever used, the singular number shall include the plural, the plural the singular, and the masculine gender shall include the feminine.

The covenants herein contained shall bind, and the benefits and advantages shall inure, to the respective heirs, executors, administrators, successors, and assigns of the parties hereto.

It is expressly agreed that no extension of the time for payment of the debt hereby secured given by the Mortgagee to any successor in interest of the Mortgagee shall operate to release, in any manner, the original liability of the Mortgagee.

And 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, advertisement, sale, and conveyance, including attorney's, solicitor's, and stenographer's 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 the purpose authorized in the mortgage with interest on such advances at the rate set forth in the note secured hereby, 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 proceeds of the proceeds of sale, if any, shall then be paid to the Mortgagee.

If Mortgagee shall pay said note at the time and in the manner aforesaid and shall abide by, comply with, and duly perform all the covenants and agreements herein, then this conveyance shall be null and void and Mortgagee will, within thirty (30) days after written demand therefor by Mortgagee, execute a release or satisfaction of this mortgage, and Mortgagee hereby waives the benefits of all statutes or laws which require the earlier execution or delivery of such release or satisfaction by Mortgagee.

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# UNOFFICIAL COPY

Witness the hand and seal of the Mortgagor, the day and year first written.

Jimmie L. Griffin (SEAL)  
Jimmie L. Griffin

Charlene L.C. Griffin (SEAL)  
Charlene L.C. Griffin, his wife

State of Illinois )  
County of DuPage ) ss:

I, Jacquelyn M. Thar, a notary public, in and for the county and State aforesaid, Do Hereby Certify That Jimmie L. Griffin and Charlene L.C. Griffin, 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 Notarial Seal this 23 day October, A.D. 19 86

Commission expires: 9-1-89

Jacquelyn M. Thar  
Notary Public

Doc. No. Filed for Record in the Recorder's Office of County, Illinois, on the day of A.D. 19 at o'clock m., and duly recorded in Book of page

THIS DOC WAS PREPARED BY: MARY RIHANI  
CROWN MORTGAGE CO.  
6131 W. 95th St.  
OAK LAWN, IL. 60453

DEPT-01 RECORDING \$13.00  
1#4444 TRAN 0564 10/21/86 10:21:00  
#2029 # D \* 51589  
COOK COUNTY RECORDER

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13.00

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