

# UNOFFICIAL COPY

## MORTGAGE

86552579

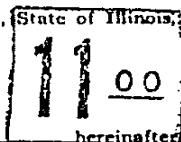
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THIS INDENTURE WITNESSETH: That the undersigned

Matthew Webb and Bernice Webb, his wife

of the State of Illinois County of Cook  
hereinafter referred to as the Mortgagor, does hereby Mortgage and Warrant to

George Washington Savings &amp; Loan Association



a corporation organized and existing under the laws of the State of Illinois

referred to as the Mortgagor, the following real estate, situated in the County of Cook  
in the State of Illinois, to wit:

LOT 51 AND THE SOUTH 15 FEET OF LOTS 52 IN BLOCK 12, IN LINCOLN MANOR 4TH ADDITION,  
BEING A SUBDIVISION OF THE PART OF THE EAST  $\frac{1}{2}$  OF THE NORTHEAST  $\frac{1}{4}$  OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES NORTH OF  
MIDLOTHIAN TURNPIKE IN COOK COUNTY, ILLINOIS.

28-03-212-079 All ✓

13739 S. Keeler Ave., Robbins, IL. 60472

TOGETHER with all buildings, improvements, fixtures or appurtenances now or hereafter erected thereon, including all apparatus, equipment, fixtures or articles, whether in single units or centrally controlled, used to supply heat, gas, air conditioning, water, light, power, refrigeration, ventilation or otherwise and any other thing now or hereafter therein or thereon the furnishing of which by lessors to lessees is customary or appropriate, including screens, window shades, storm doors and windows, floor coverings, screen doors, venetian blinds, in-a-door beds, awnings, stoves and water heaters (all of which are declared to be a part of said real estate whether physically attached thereto or not); and also together with all easements and the rents, issues and profits of said premises which are hereby pledged, assigned, transferred and set over unto the Mortgagor.

TO HAVE AND TO HOLD all of said property unto said Mortgagor forever, for the uses herein set forth, free from all rights and benefits under the Homestead Exemption Laws of the State of Illinois, which said rights and benefits said Mortgagor does hereby release and waive.

TO SECURE the payment of a certain indebtedness from the Mortgagor to the Mortgagor evidenced by a note made by the Mortgagor in favor of the Mortgagor, bearing even date herewith in the sum of Eight Thousand & no/100

Dollars (\$ 8,000.00), which note, together with interest thereon as provided by said note, is payable in monthly installments of Two Hundred Thirty Three & 24/100's----- DOLLARS (\$233.24)

on the 18th day of each month, commencing with December 18, 1986 until the entire sum is paid.

COOK COUNTY, ILLINOIS  
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To secure performance of the other agreements in said note, which are hereby incorporated herein and made a part hereof, and which provide, among other things, for an additional monthly payment of one-twelfth (1/12th) of the estimated annual taxes, assessments, insurance premiums and other charges upon the mortgaged premises. And to secure possible future advances as hereinafter provided and to secure the performance of the Mortgagor's covenants herein contained.

### A. THE MORTGAGOR COVENANTS:

(1) To pay immediately when due and payable all general taxes, special taxes, special assessments, water charges, sewer service charges and other taxes and charges against said property, including those heretofore due, (the monthly payments provided by said note in anticipation of such taxes and charges to be applied thereto), and to furnish the Mortgagor, upon request, with the original or duplicate receipts therefor.

(2) To keep the improvements now or hereafter situated upon said premises insured against loss or damage by fire, lightning, windstorm and such other hazards, including liability under laws relating to intoxicating liquors and including hazards not now contemplated, as the Mortgagor may reasonably require to be insured against, under policies providing for payment by the insurance companies of moneys sufficient either to pay the cost of replacing or repairing the same or to pay in full the indebtedness secured hereby, in such companies, through such agents or brokers, and in such form as shall be satisfactory to the Mortgagor. Such insurance policies, including additional and renewal policies shall be delivered to and kept by the Mortgagor and shall contain a clause satisfactory to the Mortgagor making them payable to the Mortgagor as its interest may appear.

(3) To promptly repair, restore or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or destroyed; to keep said premises in good condition and repair, and free from any mechanic's or other lien or claim of lien not expressly subordinated to the lien hereof; not to suffer or permit any unlawful use of or any nuisance to exist on said property nor to diminish nor impair its value by any act or omission to act; to comply with all requirements of law with respect to the mortgaged premises and the use thereof;

(4) That if the Mortgagor shall procure contracts of insurance upon his life and disability insurance for loss of time by accidental injury or sickness, or either such contract, making the Mortgagor assignee thereunder, the Mortgagor may pay the premiums for such insurance and add said payments to the principal indebtedness secured by this mortgage to be repaid in the same manner and without changing the amount of the monthly payments, unless such change is by mutual consent.

# UNOFFICIAL COPY

Box 109

REJOICE:

Loan No.

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## MORTGAGE

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#### My Commission Experience

~~88/5/2~~

personally known to me to be the same person (a) whose name (a) (i) (are) subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivereded the said instrument as before me this day in person and acknowledged that they signed, sealed and delivereded the said instrument as free and voluntary act, for the uses and purposes herein set forth, including the release and waiver of the right of homestead.

DO HERBRY CERTIFY chear Matthew Webb and Bertrice Webb. This wife  
is a Notary Public in and for said county, in the state of Oregon.

COUNTRY OF Cook }  
SCHOOL OF LEARNERS }

(SEAL) \_\_\_\_\_ (SEAL) \_\_\_\_\_

Mauihau u. 66 (SEAL)

day of November 1986

(3) That time is of the essence hereof, and it is declared by made in performance of any covenant herein contained to enforce any action or proceeding at law or in equity for recovery of any amount due under this instrument, and to proceed to foreclose this mortgage and in any proceeding at law or in equity for recovery of any amount due under this instrument, and to make all expenses, costs, charges and attorney's fees incurred in connection therewith.

(2) That it is in the interest of said note holder that the centre amount shall have been advanced to the motorist or at a later date, or for the purpose of payment of principal amount due under Section A(4) above, or for other purposes.

(1) That in the case of failure to perform any of the covenants herein, the Mortgagor shall be liable to pay upon demand any amount paid by him to any act it may deem necessary to protect the interest of the Mortgagor in the property; that the Mortgagor will repay upon demand any amount paid by him to any act it may deem necessary to protect the interest of the Mortgagor in the property; that the Mortgagor may do any act in the exercise of his power to sell or otherwise dispose of the property; and such monies will together therewith be included in the highest rate of interest lawful to collect against the property.

**B. MORTGAGE FURTHER COVENANTS:**