

REAL ESTATE MORTGAGE

(Please print or type all names and addresses)

86-001475

(This space for Recorder's use only)

THIS INDENTURE WITNESSETH, THAT

Loren R. Evans Debbi Evans

6236 W. 92nd Pl. City of Oak Lawn State of Illinois, Mortgagor(s)

MORTGAGE and WARRANT to Franklin Financial Services Co PO Box 726 Prospect Heights, IL 60070 Mortgagee

to secure payment of that certain Retail Installment Contract (Home Improvement) executed by the MORTGAGOR(S) bearing even date herewith, payable to the MORTGAGEE above named, in the amount of \$3486.96, being payable in 24 consecutive monthly installments of 145.29 each, commencing 2 month(s) from the date of completion of the property improvements described in said Retail Installment Contract and on the same day of each subsequent month until paid, together with delinquency and collection charges, if any, the following described real estate, to wit

Lot 9 in Emily Highlands Resubdivision of lot 11 in Oak Lawn Farms, being a subdivision of the south west quarter of section 5, township 37 north, range 13, east of the third principal meridian (except the east half of the east half of the south east quarter of said south west quarter) in Cook County, Illinois. 6236 W 92nd Pl. Oak Lawn 24-05-310-009-0000

Together with all present improvements thereon, rents, issues and profits thereof

situated in the County of Cook in the 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 of said premises after any default in payment or breach of any of the covenants or agreements herein contained

AND IT IS EXPRESSLY PROVIDED AND AGREED, That the Mortgagor(s) shall pay all taxes and assessments upon said premises when due, shall keep the buildings thereon insured to their full insurable value for the benefit of Mortgagee, shall pay all installments of prior mortgages (trust deeds) on said premises, and interest thereon, when due, and shall keep said premises in good repair. In the event of the failure of Mortgagor(s) to comply with any of the above covenants, Mortgagee, in addition to its other rights and remedies, is authorized, but is not obligated, to attend to the same and the amount paid therefor, together with interest thereon at the rate of 8% per annum, shall be due on demand and shall be added to the indebtedness secured by this mortgage. If default be made in the payment of the said Retail Installment Contract, or of any part thereof, or in the case of waste or non-payment of taxes or assessments on said premises, or of a breach of any of the covenants or agreements herein contained, then in any such case the whole of the sum secured hereby shall thereupon, at the option of Mortgagee, his or its attorneys or assigns, become immediately due and payable, and this mortgage may be immediately foreclosed to pay the same, and it shall be lawful for Mortgagee, his or its attorneys or assigns, to enter into and upon the premises hereby granted, or any part thereof, and to receive and collect all rents, issues and profits thereof

UPON THE FORECLOSURE AND SALE of said premises, there shall be first paid out of the proceeds of such sale all expenses of advertisement, selling and conveying said premises, and reasonable attorneys' fees, to be included in the decree, and all moneys advanced for taxes, assessments, liens, insurance and other charges, then there shall be paid the sums provided for in said Retail Installment Contract, whether due and payable by the terms thereof or not

DATED, this 6 day of November A.D. 1985

Loren R. Evans Mortgagee Debbi Evans Mortgagee (type or print names beneath signatures)

STATE OF ILLINOIS County of Cook

This Mortgage was signed at 6236 W. 92nd Pl. Oak Lawn, IL 60453

I, Lorette Johnson in and for said County, in the State aforesaid, DO HEREBY CERTIFY, That Loren R. Evans Debbi Evans

personally known to me to be the same person(s) whose name(s) (is) (are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged: (s) (they) (he) (she) signed, sealed and delivered the said instrument as (their) (his) (her) 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 official seal, this 6 day of November A.D. 1985 Notary Public

THIS INSTRUMENT WAS PREPARED BY P. Smith 320 Holbrook Street

My Commission Expires 12/88



DOCUMENT NUMBER

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