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REAL ESTATE MORTGAGE (Prepare in Triplicate)



MORTGAGOR

(Names and Addresses)

MORTGAGEE

RETURN TO:

ANN KING (Name) [Redacted] (Social Security No.)
Divorced not since remarried
8014 S PEORIA (Street Address) CHICAGO, IL. (City, State)

COMMERCIAL CREDIT LOANS, INC.
679 N. CASS AVE. 86203743
WESTMONT, IL. 60559

OF COOK COUNTY, ILLINOIS (hereafter called "Mortgagor")

OF DUPAGE COUNTY, ILLINOIS (hereafter called "Mortgagee")

First Pmt Due Date	Final Pmt Due Date	Loan Number	Date of Loan (Note & Mortgage)	Number of Monthly Payments	Am't of Each Regular Pmt	Am't of Mortgage (Face Am't of Loan)
6/21/86	5/16/01	06E28283	5/16/86	180	486.01	34305.18
Date Due Each Mo.						
21st						

THIS MORTGAGE ALSO SECURES FUTURE ADVANCES AS PROVIDED HEREIN. THIS INDENTURE, WITNESSETH, THAT the Mortgagor, above named, of the above named address in the County and State above indicated

Mortgage and Warrant to the Mortgagee named in print above, to secure the payment of one certain Promissory Note executed by Ann King, bearing even date herewith, payable to the order of the Mortgagee named in print above, the following described real estate, to wit:

Lot 5 in Block 6 in Chester Highlands Second Addition to Auburn Park, a Subdivision of the East 7/8 of the South half of the North East quarter of the North East quarter of Section 32, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois

DEPT-01 RECORDING \$11.00
T#4444 TRAN 0277 05/21/86 15:39:00
#3998 # D * -86-203743

A/K/A 8014S Peoria Chicago, Illinois
Parcel Number: 20-32-213-021

situated in the County above in the State indicated above, 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 or breach of any of the covenants or agreements herein contained.

The Mortgagor(s) covenants and agrees as follows: (1) To pay said indebtedness, and the interest thereon, as herein and in said note provided, or according to any agreement extending time of payment, or in accord with the terms of any subsequently executed notes, which shall be a continuation of the initial transaction and evidence the refinancing or advancing of additional sums of money to Mortgagor(s); (2) to pay prior to the first day of June in each year, all taxes and assessments against said premises, and on demand to exhibit receipts therefor; (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 now or at any time on said premises insured in companies to be selected by the Mortgagee herein, who is thereby authorized to place such insurance in companies acceptable to the holder of the first mortgage indebtedness, if any, with loss clause attached payable first, to any prior Mortgagee, if any, and, second, to the Mortgagee above named as their interests may appear, which policies shall be left and remain with the said Mortgagees until the indebtedness is fully paid; and to pay all prior encumbrances, and the interest thereon, at the time or times when the same shall become due and payable; and (6) that Mortgagor(s) shall not sell or transfer said premises or an interest therein, including through sale by installment contract, without Mortgagee's prior written consent; provided, however, that consent is not required in the following situations: (a) the creation of a lien or encumbrance subordinate to this Mortgage, other than a sale by installment contract; (b) the creation of a purchase money security interest for household appliances; (c) a transfer by devise, descent or by operation of law upon the death of a joint tenant; or (d) the grant of any leasehold interest of three years or less not containing an option to purchase.

In the event of failure to insure, or pay taxes or assessments, or the prior encumbrances or the interest thereon when due, 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 other lien affecting said premises or pay all prior encumbrances and the interest thereon from time to time; and all money so paid, the Mortgagor(s) agree(s) to repay immediately without demand, and the same with interest thereon from the date of payment at seven 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, at the rate of interest then prevailing under the above-described Promissory Note or the highest rate of interest provided by law, shall be recoverable by foreclosure thereof; 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(s) that all expenses and disbursements paid or incurred in behalf of complainant in connection with the foreclosure hereof—including reasonable solicitor's fees, outlays for documentary evidence, stenographer's charges, cost of procuring or completing abstract showing the whole title of said premises embracing foreclosure decree—shall be paid by the Mortgagor(s); and the like expenses and disbursements, occasioned by any suit or proceeding wherein the Mortgagee or any holder of any part of said indebtedness as such, may be a party, shall also be paid by the Mortgagor(s). 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 rendered in such foreclosure proceedings; which proceedings, 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 costs of suit, including solicitor's fees have been paid. The Mortgagor(s) for said Mortgagor(s) and for the heirs, executors, administrators and assigns of said Mortgagor(s) waives(s) all right to the possession of, and income from, said premises pending such foreclosure proceedings, and agrees(s) that upon the filing of any bill to foreclose this mortgage, the court in which such bill is filed, may at once and without notice to the said Mortgagor(s), or to any party claiming under said Mortgagor(s), appoint a receiver to take possession or charge of said premises with power to collect the rents, issues and profits of the said premises.

Witness the hand S and seal S of the Mortgagor(s) this 16th day of May A.D. 1986
Ann King (SEAL) _____ (SEAL)
_____ (SEAL) _____ (SEAL)

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STATE OF Illinois

County of Cook

Johanna Vitale

in and for said County, in the

State of Illinois, DO HEREBY CERTIFY, That Ann King foregoing

personally known to me to be same person whose name subscribed to the foregoing instrument,

appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as

her free and voluntary act, for the uses and purposes therein set forth, including the release the waiver of the right of homestead.

GIVEN under my hand and notary seal, this 16th day of May A.D. 19 86

Johanna Vitale 7/88
Notary Public

This instrument was prepared by P. Alvarado 679 N. Cass Ave. Westmont, Illinois 60559
(Name) (Address)

ORIGINAL—RECORDS (1)

DUPLICATE—OFFICE

TRIPLICATE—CUSTOMER'S

Property of Cook County Clerk's Office

862113743

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