

# MORTGAGE

# UNOFFICIAL COPY

86267419

THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made June 26, 19 86, between ROBERT P. O'CONNOR and RITA M. O'CONNOR  
 (herein referred to as "Mortgagors,") and First State Bank & Trust Company of Park Ridge  
 a banking corporation organized under the laws of the State of Illinois, doing business in Park Ridge, Illinois,  
 (herein referred to as "Mortgagee,")

### WITNESSETH

THAT WHEREAS Mortgagors are justly indebted to Mortgagee in the sum of TWO HUNDRED THIRTY EIGHT THOUSAND AND NO/100 dollars (\$ 238,000.00 ) evidenced by a certain Promissory Note of even date herewith executed by Mortgagors, payable to the order of the Mortgagee and delivered, by which Note Mortgagors promise to pay said principal sum and interest on the balance of principal remaining from time to time unpaid at the rate of one and one-half per cent (1.50%) per annum prior to maturity, over the prime rate of interest of Continental Illinois National Bank as determined from time to time (which is the rate of interest for ninety day unsecured domestic loans to large commercial borrowers of the highest credit standing) at the office of Mortgagee in Park Ridge, Illinois in successive monthly installments of \$2,238.10 on principal plus interest on the unpaid balance, commencing July 30, 1986, and on the same date of each month thereafter until the note is fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due on June 30, 1993, with interest on the principal after maturity/default at five per cent (5.00%) over the prime rate of Continental Illinois National Bank together with all costs of collection, including attorneys' fees, upon default (hereinafter referred to as "Note")

NOW THEREFORE, the Mortgagors to secure the payment of said Note in accordance with its terms and the terms, provisions and limitations of this Mortgage and all extensions and renewals thereof, and the performance of the covenants and agreements herein contained, by the Mortgagors to be performed, and also in consideration of One Dollar in hand paid, the receipt whereof is hereby acknowledged, do by these presents Mortgage and warrant to the Mortgagee, its successors and assigns, the following described Real Estate in the County of Cook and State of Illinois to wit:

LOT 18 IN BLOCK 5 IN HUNTING RIDGE UNIT NO. 2 BEING A SUBDIVISION OF PART OF THE NORTH EAST 1/4 OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS ON APRIL 14, 1968 AS DOCUMENT NO. 20809410 IN COOK COUNTY, ILLINOIS.

Common Address: 1119 Pintail Court, Palatine, Illinois 60067

PERMANENT TAX INDEX NUMBER: 02-23-204-018-0000

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which, with the property hereinafter described, is referred to herein as the "premises".

TOGETHER with all improvements, tenements, easements, fixtures and appurtenances thereto belonging, and all rents, issues and profits thereof for so long and during all such times as Mortgagors may be entitled thereto (which are pledged primarily and on a parity with said real estate and not secondarily), and all apparatus, equipment or articles now or hereafter therein or thereon used to supply heat, gas, air conditioning, water, light, power, refrigeration (whether single units or centrally controlled), and ventilation, including (without restricting the foregoing), screens, window shades, storm doors and windows, floor coverings, inodor beds, awnings, stoves and water heaters. All of the foregoing are declared to be a part of said real estate whether physically attached thereto or not, and it is agreed that all similar apparatus, equipment or articles hereafter placed on the premises by the Mortgagors or their successors shall be considered as constituting part of the real estate.

TO HAVE AND TO HOLD the premises unto the Mortgagee, its successors and assigns forever, for the purposes 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 Mortgagors do hereby expressly release and waive.

This Mortgage consists of two pages. The covenants, conditions and provisions appearing on page 2 (the reverse side hereof) among other things, require Mortgagors to keep the premises in repair, insured and free of liens and to pay and discharge prior liens and taxes, provide that if not paid by Mortgagors, the costs of such repair, insurance, prior liens and taxes paid by Mortgagee constitute additional indebtedness secured hereby, provide for tax and insurance deposits, for acceleration of maturity of the Note and foreclosure hereof in case of default and for the allowance of Mortgagee's attorneys' fees and expenses of foreclosure, and are incorporated herein by reference, are a part hereof, and shall be binding on the Mortgagors and those claiming through them.

In the event Mortgagors sell or convey the premises, or if title thereto or any interest therein shall be conveyed in any manner whatsoever in any other person or persons other than the Mortgagors or co-signers, or upon the death of any co-signer, Mortgagee shall have the option of declaring immediately due and payable all unpaid installments on the Note and enforcing the provisions of this Mortgage with respect thereto.

Signed and sealed by the Mortgagors the date first above written.

Robert P. O'Connor (SEAL) Rita M. O'Connor (SEAL)  
 Robert P. O'Connor (SEAL) Rita M. O'Connor (SEAL)

86267419

STATE OF ILLINOIS ) I, \_\_\_\_\_, the undersigned, a Notary Public in and for and residing in said County,  
 COUNTY OF COOK ) 55 in the State aforesaid, DO HEREBY CERTIFY THAT Robert P. O'Connor and Rita M. O'Connor  
 who are personally known to me to be the same person as \_\_\_\_\_ whose name is 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 all rights under any homestead, exemption and valuation  
 laws.

GIVEN under my hand and Notarial Seal this 26 day of June, A.D. 19 86.

The document prepared by:  
Eugene A. Hopfinger, Vice President  
First State Bank & Trust Co. of Park Ridge

Thomas D. [Signature]  
 My Commission Expires July 25, 1987 Notary Public

NAME FIRST STATE BANK & TRUST CO.  
 STREET OF PARK RIDGE  
 CITY 607-611 DEVON AVENUE  
PARK RIDGE, ILLINOIS 60068  
 RECORDER'S OFFICE BOX NUMBER \_\_\_\_\_  
A.H. J. McMillan

FOR RECORDERS INDEX PURPOSES INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

1119 Pintail Ct.  
Palatine IL 60067

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