

UNOFFICIAL COPY



HARRIS BANK

This mortgage is a first mortgage

86328956

REAL ESTATE MORTGAGE

THE UNDERSIGNED, Oligario Campon and Estelle G. Campon, his wife (J)
3318-22 S. Halsted Chicago, IL 60616
payable to the order of the Mortgagee in the sum of \$ 25,000.00

LOTS EIGHT (8) AND NINE (9) IN BLOCK ONE (1) IN BROWN'S ADDITION TO CHICAGO
IN THE EAST HALF OF THE NORTH EAST QUARTER OF SECTION 32, TOWNSHIP 39 NORTH,
RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 17-32-219-043 Law

situated in the County of Cook in the state of Illinois, and commonly known as 3318-22 S. Halsted
Chicago, Illinois, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the
State of Illinois; together with all and singular the tenements, hereditaments and appurtenances now or hereafter belonging or appertaining thereto,

This instrument was prepared by Stanley Broten, Harris Trust and Savings
Bank, 111 West Monroe Street, Chicago, IL 60603

All of such liens for taxes and assessments and any other liens and encumbrances set forth above are hereinafter called "prior liens".

IT IS FURTHER UNDERSTOOD AND AGREED THAT:

The Mortgagor shall (a) promptly repair, restore or rebuild any buildings or improvements now or hereafter on the premises which may
become damaged or be destroyed, (b) keep the premises in good condition and repair without waste and free from mechanical or other liens or
claims for lien excepting only the prior liens above referred to, (c) pay when due all taxes and assessments and other indebtedness secured by
the prior liens, and upon request exhibit to the Mortgagee satisfactory evidence of the payment thereof and the discharge of such prior liens, (d)
comply within a reasonable time any building or building now or at any time hereafter erected on the premises, or any additions, improvements
or alterations thereto or therein, (e) comply with all requirements of law or municipal ordinances with respect to the premises and the use thereof,

Mortgagor shall pay all of the indebtedness secured hereby when and as the same become due and in the event of default in the
payment of any of the indebtedness secured hereby, or any part or installment thereof, when and as the same becomes due, or in the event of the
failure of the Mortgagor to perform or observe any covenant herein contained which is not remedied within 30 days after written notice to the
Mortgagor by the Mortgagee, then, notwithstanding anything in said Note to the contrary, the Mortgagee at its option may declare all of the indebtedness
secured hereby immediately due and payable without presentment, demand or notice of any kind, and the Mortgagee shall have the
immediate right to foreclose the lien hereof, and all expenses and costs (including reasonable attorney's fees, court costs, outlays for documentary
and expert evidence, stenographer's charges, publication costs and costs, which may be estimated as to items to be expended after the entry of
the decree, of procuring all such abstracts of title, title searches and examinations, guarantee policies, Torrens certificates and similar data and
assurances with respect to title as the Mortgagee may deem reasonably necessary in connection with the foreclosure, sale or the sale of the property
pursuant thereto) which may be incurred by the Mortgagee in any such foreclosure or in the collection of any such indebtedness secured hereby
shall be paid by the Mortgagor to the Mortgagee, together with interest at the rate of 7% per annum from the date of expenditure, and shall be
allowed and included as additional indebtedness secured hereby in any decree for sale pursuant to any foreclosure proceedings.

The proceeds of any foreclosure sale of the premises shall be distributed and applied in the following order: (1) To the payment of
all of said costs and expenses incident to the foreclosure proceedings; (2) To the discharge and payment of all indebtedness, including taxes and
assessments, secured by prior liens to which such sale is not made subject; (3) To the payment of all indebtedness secured hereby in addition
to the indebtedness evidenced by said Note; (4) To the payment of all the other indebtedness secured hereby so far as such proceeds may reach.
Any surplus shall be returned to the Mortgagor.

All powers and rights of the Mortgagee hereunder are cumulative to and exclusive of any other right or power the Mortgagee may have
hereunder or by law or in equity, nor shall the failure or delay to exercise any power or right be a waiver thereof or preclude any further, later
or other exercise thereof.

Where two or more persons execute this Mortgage, the term "Mortgagor" shall include all such persons; and in any such event, any notice
required or permitted hereby or by law and any surplus remaining from any foreclosure sale may be delivered or given to any one of such persons
on behalf of all such persons.

This Mortgage shall be binding on the heirs, legal representatives, successors and assigns of the Mortgagor and shall inure to the benefit
of the Mortgagee, its successors and assigns.

IN WITNESS WHEREOF, this Mortgage has been executed this 14th day of July 1986

Oligario Campon (SEAL)
Estelle G. Campon (SEAL)

STATE OF ILLINOIS

COUNTY OF Cook

JUANITA A. SMITH a Notary Public in and for said County in the State aforesaid, do hereby
certify that OLIGARIO CAMPOS AND ESTELLE G. CAMPOS HIS WIFE (J) 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 acknowl-
edged that he (she) (they) signed, sealed and delivered said instrument as his (her) (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 14 day of JULY 1986

(SEAL)

MY COMMISSION EXPIRES FEBRUARY 20, 1987

Box 379

X-4336

UNOFFICIAL COPY

11/11/86

Property of Cook County Clerk's Office

DEPT-01 RECORDING \$11.00
T#3333 TRAN 0017 08/01/86 09:31:00
#0021 # A * -86-328956
COOK COUNTY RECORDER

86328956

Harris Trust & Savings Bank
1001 N. Dearborn St.
Chicago, IL 60690
Attn: Manager Loan Services
11/11/86

86328956