

MORTGAGE

This mortgage made this 7th day of December, 1984, by CARL A. MARTIG and JUNKO MARTIG, his wife, of the Village of Oak Lawn, State of Illinois, hereinafter referred to as mortgagor, and HALL FEDERAL CREDIT UNION, of Chicago, Illinois, hereinafter referred to as mortgagee,

WITNESSETH:

Mortgagor hereby conveys to mortgagee, his heirs and assigns, the real estate situated in Cook County, State of Illinois, legally described as follows, to wit:

24-05-112-004 TT

Lot 3 in Henry Roelisema's West 90th Street Subdivision of the South one-half (except the West 279.00 feet thereof) of the North one-half of the Southwest quarter of the Northwest quarter of Section 5, Township 37 North, Range 13, East of the Third Principal Meridian, according to the plat thereof registered in the Office of the Registrar of Titles of Cook County, Illinois.

THIS IS A JUNIOR MORTGAGE

together with all the rents, issues and profits which may arise or be had therefrom.

To have and to hold the above described premises and all of the appurtenances thereto belonging to the mortgagee, his heirs and assigns.

Mortgagor warrants the title to said premises against the lawful claims of all persons whomsoever, and hereby releases and conveys all right of homestead and dower, in and to said premises.

Provided always, that if the mortgagor shall pay the mortgagee, his successors and assigns as follows: the principal sum and interest of Eighteen thousand five hundred fifty two and 47/100ths Dollars (\$ *18,552.47) according to the terms of one promissory note of the mortgagor, of even date herewith, made to the order of mortgagee and delivered, in and by which said Note the mortgagors promise to pay the said principal sum and interest from this date on the balance of principal remaining from time to time unpaid at the rate of 1-13- .9167 percent per month in instalments (including principal and interest) as follows: *16,528.99

Three hundred four and 54/100ths Dollars (\$ 304.54) or more on the 30th day of December, 1984, and Three hundred four and 54/100ths Dollars (\$ 304.54) on the 30th day of each month thereafter until said note is fully paid except that the final payment of principal and interest, if not sooner paid shall be due on the 30th day of June,

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1993. Mortgagee reserves the right to review the terms of this mortgage and even dated note on June 28, 1986.

and all such payments of principal and interest shall be payable in the City of Chicago, County of Cook, State of Illinois, and shall keep and perform all and singular agreements herein contained for mortgagor to keep and perform, then these presents to be void, otherwise to remain in full force and effect.

The agreements to be kept and performed are as follows:

Mortgagor shall pay all taxes, charges and assessments now due or which may become due on said premises before the same become delinquent; shall keep the buildings on said premises insured in some responsible company or companies, to be designated by the mortgagee for the benefit of mortgagor, in a sum not less than the principal amount of the mortgage note hereinabove referred to and upon request of mortgagee, shall deliver the insurance policy and all renewal receipts to mortgagee. Should mortgagor neglect to pay said taxes, charges or assessments, or to effect and maintain said insurance, mortgagee may do so and recover of mortgagor the amount paid therefor, with interest and this mortgage shall stand as security therefor.

Should mortgagor at any time fail to pay any part of the principal or interest aforesaid when due, or fail to perform all and singular the agreements herein mentioned, the whole sum of money hereby secured shall become due and collectible at once, at the option of the mortgagee, and this mortgage may thereupon be foreclosed for the whole of said money, interest and costs, without further notice. In the event of the commencement of an action for the foreclosure of this mortgage, a reasonable attorney's fee shall become due from the mortgagor to the mortgagee, and this mortgage shall stand as security therefor, and the same shall be taxed as part of the costs in such action. Should mortgagee become involved in litigation by reason hereof, all the expenses of such litigation, including a reasonable amount for attorney's fees, shall be paid by mortgagor, and this mortgage shall stand as security therefor.

Mortgagor shall promptly repair, restore or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or destroyed. Mortgagor shall keep premises in good condition and repair without waste.

WITNESS the hands and seals of Mortgagors this 7th day of December, 1984.

Paul M. ... (SEAL)
Jenka Martig (SEAL)

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STATE OF ILLINOIS} SS
COUNTY OF C O O K}

I, Timothy D. Lugo, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Carl A. ... Margaret J. ... who is personally known to me to be the same person, whose name A. ... 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 purposes therein set forth.

Given my hand and Notarial Seal this 21st day of July, 1986.

NOTARY PUBLIC STATE OF ILL.
MY COMMISSION EXPIRES ...
ISSUED ...

** S E A L **

Notary Public

Prepared by:
JOHN T. O'CONNELL, LTD.
8695 South Archer, Unit 20
Willow Springs, IL 60180
839-2300

MAIL TO

-86-348668

DEPT-01 RECORDING \$12.25
TR 111 TRAN 0433 08/12/86 11:50:00
#1804 # C *-86-348668
COOK COUNTY RECORDER

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