and State of Illinois, to white \$13,00 T+0003 TRAN 4565 07/30/87 10:12:00 +3160 4 C # 87-417149 TOGETHER with all improvements, tenements, easements, fixtures and appar connects thereto belonging, and all tents, issues and profits thereof for so long and during all such times as Mortgagors may be entitled thereto (which are pled set orimarily and on a parity with said teal estate and not secondarily and all apparatus, equipment or atticles now or hereafter therein or thereon used to apply heat, gas, air conditioning, water, light, power, refrigeration (whether single units or centrally controlled), and ventilation, including (without restricting by loregoing), screens, window shades, storm doors and windowes the considered as constituting part of the real estate.

All of the foregoing, are derived to be a part of said real estate whether physically apply the considered as constituting part of the real estate. TO HAVE AND TO HOLD the premises unto the Mortgagee, its successors and assigns, for ver, for the purposes herein set forth, free from all rights and benefits under and by virtue of the Homestead Exemption Laws of the Stree of Illinois, which sate it this 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 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 atterne's' fees and expenses of foreclosure, and are incorporated herein by reference, are a part hereof, and shall be binding on he longagors and those claiming through them, prior liens and taxes, provide that if not paid by Mortgagors, the costs of such repairs, incu ance, prior liens and taxes paid by In the event Mortgagors sell or convey the premises, or if the title thereto or any interest therein shall become vested in any manner whatsoever in any other person or persons other than Mortgagors, 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 unless prior to such sale or conveyance Mortgagee shall have consented thereto in writing and the prospective purchasers or grantees shall have executed a written agreement in form satisfactory to the Mortgagee assupring and agreeing to be bound by the a Corporation of Illinois Steven Dukatt and Guanita Fugate, not person STATE OF ILLINOIS 1 in the State aforeshid, DO HEREBY CERTIFY THAT Steven Dukatt and Gua ally but as President and Secretary of Mer-Car Corp. COUNTY OF COOK who are personally known to me to be the same person and secretary of Mer-Land secretary of Mer-Land secretary of Mer-Land secretary of Mer-Land 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 and valuation the Correct Scale theorem. and voluntary art for the uses and purposes therein set forth, including, and affixed the Corporate Seal thereto. GIVEN under my hand and Notarial Seal this 24thday of_ This document prepared by Nina Gaspich GLADSTONE NORWOOD TRUST & SAVINGS BANK, CHGO., ILL. Notary Public D NAME FOR RECORDERS INDEX PURPOSES INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE. STREET 4000 W. Fullerton CITY RECORDERS OFFICE BOX NO. 60639 Chicago, Il. G/N 131 use with G/N 130

My Commission Express June 1, 1921

STATE OF THE STATE

Page 2
THE COVENANTS, CONDITIONS AND PROVISIONS REFERRED TO ON PAGE 1 (THE REVERSE SIDE OF THIS MORTGAGE):

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THE COVENINTS, CONSTIGUS AND PROVISIONS REPERRED TO ON Model I THE BRYENT EDG OF THIS MONTGAGE.

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incurred thereby.

The provisions have a small be made by the Mortgagere to the Mortgagers on full payment of the indebtedness aforesaid, the performance of the control of the canonable fees of said Nortgagers.

The provisions hereof, shall be read to and be binding upon Mortgagers and all provisions hereof, shall extend to and be binding upon Mortgagers and all previous the previous and all pr

BANKPOHMS, INC.

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"EXHIBIT A" LEGAL DESCRIPTION

Than part of the South East 1/4 of the South East 1/4 of Section 27, Township 40 North, Range 13 East of the Principal Meridian, described as follows:

Commencing at the point of intersection of the North Line of West Fullerton Avenue with the West Line of North Pulaski Road; thence North O degrees 17 minutes West along said West line of Pulaski Road, 113.84 feet; thence West 31.92 feet; thence South 60 degrees 14 minutes West 41.48 feet; thence South 69 degrees 47 Minutes West, 42 feet more or less, to the point of intersection with a line 100 feet Northeasterly of and parallel with the original Northeasterly Line of the Right of Way of the Chicago Milwaukee and St. Paul Railroad; thence South 20 degrees 13 minutes Eastalong said parallel line 83.90, mome or less, to a point on the North Line of West Fullerton Averue; thence East along said North Line of Fullerton to the place of beginning, all in Cook County, Illinois.

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